

**APPENDIX IV-A**

[See proviso to Rule 8(6)]

**Sale Notice for sale of Immovable Properties**

E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable Properties mortgaged to **Indiabulls Asset Reconstruction Co. Ltd.** [CIN: **U67110MH2006PLC305312**] ("**Secured Creditor**"), the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on **31.03.2023** from **02.00 P.M. to 04.00 P.M.**, for recovery of **Rs. 9,85,50,908/- (Rupees Nine Crore Eighty Five Lakh Fifty Thousand Nine Hundred Eight only)** i.e. **Rs. 9,04,39,411/- (Rupees Nine Core Four Lakh Thirty Nine Thousand Four Hundred Eleven only)** pending towards Loan Account No. **M001XII-01** [Old Loan Account No. **HLAPPUN00333055**] and **Rs. 81,11,497/- (Rupees Eighty One Lakh Eleven Thousand Four Hundred Ninety Seven only)** pending towards Loan Account No. **M001XII-02** [Old Loan Account No. **HLAPPUN00429434**], by way of outstanding principal, arrears (including accrued late charges) and interest till **10.03.2023** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **11.03.2023** along with legal expenses and other charges due to the Secured Creditor from **TRADE CENTRE DEVELOPERS AND BUILDERS PVT. LTD., ISHWAR CHANDULAL PARMAR, ISHWAR CONSTRUCTIONS PVT. LTD., ANAND NAVRATAN JAIN @ ANAND JAIN, DARSHANA ISHWAR PARMAR @ DARSHANA PARMAR JAIN, RIVER RESIDENCY DEVELOPERS (THROUGH IT'S PARTNERS), and MANJUSHA ISHWAR PARMAR @ MANJUSHA ISHWARLAL PARMAR.**

The old Loan Accounts along with its underlying security(ies), including the Immovable Properties, had been assigned by Indiabulls Housing Finance Ltd. ("**IHFL**") to Indiabulls Asset Reconstruction Co. Ltd. ("**IARCL**") vide Assignment Agreement dated **31.12.2019**. The said Loan Accounts have been further assigned by IARCL to and in favour of the Secured Creditor, acting as a **Trustee of ACRE-102-Trust**, vide Assignment Agreement dated **26.04.2021** read with Rectification Deed dated **26.08.2021**.

The **Reserve Price** along with the **Earnest Money Deposit ("EMD")** i.e. 10% of the Reserve Price, for the auction of the Immovable Properties is as indicated below against each Property:

S.NO.	PROPERTY DESCRIPTION	RESERVE PRICE (In Rupees)	EARNEST MONEY DEPOSIT (10% of the Reserve Price)
1.	SHOP NO'S. 22, 23 & 24, ALL ON GROUND FLOOR, B-WING, PARMAR TRADE CENTER, CONNAUGHT ROAD, SADHU WASWANI CHOWK, PUNE.	Rs. 75,00,000/- (Rupees Seventy Five Lakh only)	Rs. 7,50,000/- (Rupees Seven Lakh Fifty Thousand only).
2.	C-WING", (GROUND+FIRST+SECOND FLOOR), PARMAR TRADE CENTER, CONNAUGHT ROAD, SADHU WASWANI CHOWK, PUNE.	Rs. 5,75,00,000/- (Rupees Five Crore Seventy Five Lakh only)	Rs. 57,50,000/- (Rupees Fifty Seven Lakh Fifty Thousand only).

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DESCRIPTION OF THE IMMOVABLE PROPERTIES

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SCHEDULE A

DETAILS OF THE SAID LAND

ALL THAT PIECE AND PARCEL OF LAND AND GROUND SITUATED WITHIN THE REGISTRATION SUB-DISTRICT, TALUKA HAVELI, DISTRICT PUNE WITHIN THE LIMITS OF PUNE MUNICIPAL CORPORATION BEARING CTS NO. 10/1A AND 10 (PART), CONNAUGHT ROAD, PUNE – 411001, ADMEASURING AN AREA OF 14661.55 SQ MTRS. (INCLUDING THE PORTION OF LAND ADMEASURING 2076.35 SQ. MTRS. LEASED OUT TO THE PETROL PUMPS) WHICH IS BOUNDED AS:

TOWARDS EAST: BY THE PROPERTY CTS NO. 10/1 (OWNED BY GOVT.)

TOWARDS WEST: BY INCOME TAX OFFICE AND BEYOND BY CONNAUGHT ROAD

TOWARDS NORTH: BY CTS NO. 10 (PART) & 11

TOWARDS SOUTH: BY BJ ROAD

SCHEDULE B

DETAILS OF LAND OF PARMAR TRADE CENTRE CONDOMINIUM

ALL THAT PIECE AND PARCEL OF LAND SITUATED WITHIN THE REGISTRATION SUB-DISTRICT, TALUKA HAVELI, DISTRICT PUNE WITHIN THE LIMITS OF PUNE MUNICIPAL CORPORATION BEARING CTS NO. 10/1A AND 10 (PART), CONNAUGHT ROAD, PUNE – 411001, ADMEASURING AN AREA OF 7193.08 SQ. MTRS. OR 77426.42 SQ. FT. FROM THE TOTAL LAND AREA OF 14661.55 SQ. MTRS. AS MENTIONED ABOVE TOGETHER BOUNDED AS:

TOWARDS EAST: BY THE PROPERTY CTS NO. 10/1 (OWNED BY GOVT.)

TOWARDS WEST: BY PARTLY BOTH PETROL PUMPS PARTLY BY IT OFFICE AND BEYOND BY CONNAUGHT ROAD

TOWARDS NORTH: BY PLOT OF PRIDE PARMAR GALAXY

TOWARDS SOUTH: BY BJ ROAD

SCHEDULE C

PROPERTY NO. 1

SHOP/APARTMENT NO. 22, 23 AND 24 SITUATED AT B- WING ADMEASURING 220 SQUARE FEET i.e. 20.438 SQUARE METERS EACH TOTALLY 660 SQUARE FEET i.e. 61.315 SQUARE METERS OF BUILT-UP AREA SITUATED ON GROUND FLOOR OF THE BUILDING STYLED AS "PARMAR TRADE CENTER CONDOMINIUM" ALONGWITH PARKING UNDER C- WING AT UPPER PARKING FLOOR TOGETHER WITH 0.390.432% UNDIVIDED SHARE AREA IN THE COMMON AREA AND FACILITIES IN SCHEDULE A.

PROPERTY NO.2

APARTMENT/OFFICE NO. "C – WING" ADMEASURING 5,200 SQUARE FEET i.e. 483.091 SQUARE METERS OF BUILT-UP AREA IN C WING SITUATED ON GROUND+FIRST+SECOND FLOOR OF THE BUILDING STYLED AS PARMAR TRADE CENTER CONDOMINIUM ALONGWITH OPEN SPACES MARKED, PARKING SPACES AT UPPER AND LOWER PARKING FLOORS AND OTHER AREAS TOGETHER WITH 3.076122% UNDIVIDED SHARE AREA IN THE COMMON AREA AND FACILITIES IN SCHEDULE B.

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For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. [www.acreindia.in](http://www.acreindia.in); For bidding, log on to [www.auctionfocus.in](http://www.auctionfocus.in)

Date: 13.03.2023  
Place: PUNE

s/d  
AUTHORISED OFFICER  
ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.  
TRUSTEE OF ACRE-102-TRUST

## Detailed Terms and Conditions of Online Public Auction (e-Auction) for Sale of the Scheduled Property(ies).

### Procedure for e-Auction:

- 1) All interested Bidder(s) shall be required to register on the e-Auction website, i.e. [www.auctionfocus.in](http://www.auctionfocus.in), using his/her Name, Address, Mobile Number and E-mail id. Upon verification of the concerned E-mail id, the interested bidder(s) can log on to the e-auction platform by using his/her username and password. Subsequent to login, a Tender Document will be visible on the e-Auction portal.
- 2) All interested Bidder(s) need to fill the Tender Document available online on the e-Auction website, i.e. [www.auctionfocus.in](http://www.auctionfocus.in) with all details sought in the Tender Document provided by the Auctioneer.
- 3) The Tender Document shall be accompanied by Earnest Money Deposit (“**EMD**”) equivalent to 10% of the Reserve Price declared by the Auctioneer, which EMD is to be paid by DD/ RTGS/ NEFT or through any other proper banking channels to the credit and in favour of “**ACRE-102-TRUST**”; Account No. **0901102000038988** with **IDBI Bank Limited (IFSC: IBKL0000901)**, having its branch at **IFCI TOWER, 61, NEHRU PLACE P.B. NO. 4499 NEW DELHI - 110 019**. Thereafter, the interested Bidders shall be required to upload their KYC documents, and/or other relevant documents, along with the proof of EMD, which shall be duly verified by the Auctioneer.
- 4) The Scheduled Property(ies) shall not be sold at a price lower than the prescribed Reserve Price.
- 5) The successful bidder(s) shall pay 25% amount of the sale price (*less* 10% of the Reserve Price paid before submitting the tender) immediately i.e. either on the same day or not later than the next working day. Upon receipt of 25% amount of the sale price, the Auctioneer will issue a Letter of Confirmation in favour of the successful bidder(s), thereby confirming the sale of the Scheduled Property(ies). The remaining balance of the Sale Price shall be paid within 15 days from the date of confirmation of sale, or such other extended period as may be agreed upon in writing between the parties, however, in any case, not exceeding three months from the date of the confirmation of sale. In an event of default in payment of any of these amounts, or if the sale could not be completed by reason of default on part of the successful Bidder(s), the Auctioneer shall be entitled to forfeit all amounts paid by the successful Bidder(s) along with an absolute discretion to put up the Scheduled Property(ies) for re-auction/ resale, and such defaulting Bidder(s) shall forfeit all claims with respect to the Scheduled Property(ies), or to any part of the sum for which the Scheduled Property(ies) may be subsequently sold.
- 6) That on receipt of the balance amount of the bid tendered, the Auctioneer will issue Sale Certificate under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 9(6) of the Security Interest (Enforcement) Rules, 2002.

### Other Terms and Conditions:

- 1) The decision of the Auctioneer with respect to the declaration of successful Bidder(s) shall be final and binding on all Bidder(s).
- 2) The Auctioneer shall be at a liberty to cancel the Auction at any time, before declaring the successful Bidder(s), without assigning any reason.
- 3) The EMD of unsuccessful Bidder(s) will be refunded within 15 days of closure of e-Auction, as per the details provided by such Bidder(s) in the “Tender Document”. The Bidder(s) will not be entitled to claim any interests, costs, expenses and/ or any other charges, if any.
- 4) In case of any dispute arising as to the validity of bid, amount of bid, EMD, eligibility of Bidder(s), authorisation of person(s) representing Bidder(s), etc., the interpretation and decision of the Auctioneer shall be final and binding on all Bidder(s). In such an eventuality, the Auctioneer shall in its sole discretion be entitled to call off the instant auction and may again put the property to sale on such date and time, as may be decided by the Auctioneer.

- 5) The Auctioneer has an absolute right and discretion to accept or reject any or all bid(s), or to adjourn/ postpone/ cancel the auction, or to modify the terms and conditions of the auction, without assigning any reason or providing prior notice.
- 6) The auction will be an online e-Auction conducted on the Auction Website i.e. [www.auctionfocus.in](http://www.auctionfocus.in), from **02:00 PM** to **04:00 PM** with automated extensions of 5 minutes each. However, the Auctioneer, at its discretion, may decide to extend the time of Auction.
- 7) The Scheduled Property(ies) is strictly offered for sale on “**AS IS WHERE IS**”, “**AS IS WHAT IS**” and “**WHATEVER THERE IS**” basis. The Auctioneer, thus, does not undertake any liability to procure any permission/ license, NOC, etc., in respect of the Scheduled Property(ies) offered for sale. The Auctioneer is also not liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, dues of Municipal Corporation/ local authority/ CHS and/ or other dues, taxes, if any, with respect to the Scheduled Property(ies).
- 8) Bidder(s) are advised, in their own interest, to verify the area of the premises of the Scheduled Property(ies), and any outstanding dues like Sales Tax, Excise Duties, etc., from respective authorities, to their own satisfaction, before submitting the bid.
- 9) The successful Bidder(s) will be required to bear all necessary expenses like stamp duties, registration expenses, etc., for transfer of the Scheduled Property(ies) in the name of such successful Bidder(s).
- 10) The Auctioneer reserves its right to accept or reject any or all bids, without giving any notice or assigning any reason thereof.
- 11) Please note that the Sale Certificate shall only be issued in the name of the successful Bidder(s), in whose name the bid is submitted.
- 12) Words and expressions used herein shall have the same meaning, respectively, as assigned in the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and the Security Interest (Enforcement) Rules, 2002.