

APPENDIX IV-A

Sale Notice for sale of Immovable Property

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 Property mortgaged to **Indiabulls Asset Reconstruction Company Limited** [CIN: **U67110MH2006PLC305312**] and **Sammaan Capital Limited** ("**SCL**") [formerly known as Indiabulls Housing Finance Ltd. ("**IHFL**") [CIN: **L65922DL2005PLC136029**] acting as a Trustee of **Indiabulls ARC- XXXI Trust** (both SCL and IARCL) are jointly and severally referred to as ("**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 **14.07.2025** from **5.00 P.M. to 6.00 P.M.**, for recovery of the following amounts due to IARCL and SCL:

DUES OF INDIABULLS ASSET RECONSTRUCTION COMPANY LIMITED:

S. No.	Loan Account No.	Outstanding Amounts (in Rs.) as on 11.06.2025
1.	J010XXXI (Old Loan Account No. HHLJPU00411495)	6,77,051/- (Rupees Six Lakh Seventy Seven Thousand Fifty One only)

DUES OF SAMMAAN CAPITAL LIMITED (formerly known as Indiabulls Housing Finance Ltd.):

S. No.	Loan Account No.	Outstanding Amounts (in Rs.) as on 13.06.2025
1.	HHLJPU00287494	27,83,090/- (Rupees Twenty Seven Lakh Eighty Three Thousand Ninety only)

The Loan Account No. **HHLJPU00411495**, along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s) including the Immovable

Property, has been assigned by Sammaan Capital Limited ("SCL") [formerly known as Indiabulls Housing Finance Ltd. ("IHFL")] to and in favour of Indiabulls Asset Reconstruction Company Limited ("IARCL") *vide* Assignment Agreement dated **21.08.2023**, and the same has been renumbered by IARCL and bears new Loan Account No. **J010XXXI**. Consequently, IARCL has also become a Secured Creditor for the said assigned Loan Account. IARCL has given its consent to SCL to issue this Notice of Sale.

In addition to the above-mentioned amounts, future interest in terms of the Loan Agreement(s) and other related loan document(s) w.e.f. **12.06.2025** for Loan Account No. J010XXXI (Old Loan Account No. HHLJPU00411495); and w.e.f. **14.06.2025** for Loan Account No. HHLJPU00287494, along with legal expenses and other charges are also due and payable to the Secured Creditor from **RAJA RAM SHARMA (PROPRIETOR, JSK PRINTERS)** and **RAJNI SHARMA**.

The Reserve Price for the Immovable Property will be **Rs.18,81,000/- (Rupees Eighteen Lakh Eighty One Thousand only)** and the Earnest Money Deposit ("**EMD**") will be **Rs.1,88,100/- (Rupees One Lakh Eighty Eight Thousand One Hundred only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

HAVING SUPER BUILT-UP AREA OF 1000 SQ FT., TOGETHER WITH ROOF RIGHTS IN WESTERN DIRECTION IN RADHA NIKUNJ-I (A SCHEME OF NIJI KHATEDAR), TOGETHER WITH UNDIVIDED PROPORTIONATE RIGHTS LIKE COMMON AREAS AND CAR PARKING, ETC. IN THE PLOT NO. 62, VILLAGE BALRAMPURA URF KHEJADON KA BAS, TEHSIL SANGANER, JAIPUR-302029, RAJASTHAN, HAVING AREA OF 200 SQ. YDS.

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. <https://www.indiabullsarc.com/>; Contact No: 91 22 6258 9220; E-mail id: Deepak.dawari@dhani.com

For bidding, log on to www.auctionfocus.in

s/d

Date: 19.06.2025

AUTHORISED OFFICER

Place: JAIPUR

Indiabulls Asset Reconstruction Company Limited Trust XXXI