

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) 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/ charged to the Secured Creditor, the **constructive possession** of which has been taken by the Authorised Officer of **Indiabulls Housing Finance Ltd. [CIN: L65922DL2005PLC136029]**, the Secured Creditor, will be sold on **“as is where is”, “as is what is”, “whatever there is” and “without any recourse” basis on 29.06.2020** from **02.00 P.M. to 04.00 P.M.** (with automated extensions of 5 minutes each in terms of the Tender Document), for recovery of **Rs. 1,56,41,094/- Rupees One Crore Fifty Six Lakhs Forty One Thousand Ninety Four Only** against Loan Account No. **HLAPBHP00100806** [“Loan Agreement No. 1”]; and **Rs. 30,92,567/- (Rupees Thirty Lakhs Ninety Two Thousand Five Hundred Sixty Seven Only)** against Loan Account No. **HLAPBHP00132696** [“Loan Agreement No.2”]; totaling to **Rs. 1,87,33,661/- (Rupees One Crore Eighty Seven Lakhs Thirty Three Thousand Six Hundred Sixty One Only)**, by way of outstanding principal, arrears (including accrued late charges) and interest till **09.06.2020** along with applicable future interest in terms of the loan agreement w.e.f. **10.06.2020**, due to the Secured Creditor from **PRAKASH SINGH, VISION INFINTY LTD. AND SUSHIL AGRAWAL (GUARANTOR)**.

The Reserve Price for the auction of the Property is **Rs. 2,10,00,000/- (Rupees Two Crore Ten Lakh Only)** and the **Earnest Money Deposit is Rs. 21,00,000/- (Rupees Twenty One Lakh Only)** i.e. 10% of the Reserve Price, which shall be deposited through **DD/ RTGS/ NEFT** or through any other proper banking channels to the credit of **“INDIABULLS HOUSING FINANCE LTD.”, ICICI Bank Account No. 114505001412, IFSC: ICIC0001145, B1&B2, Vanijya Nikunj, Enkay Tower, Udyog Vihar, Phase 5, Gurgaon-122015.** branch, before submitting the tender online. The successful bidder shall deposit 25% of the Sale Price (less 10% EMD amount paid with the Tender Document to participate in the E-auction) immediately i.e. either on the same day or not later than the next working day. The balance 75% of the Sale Price is required to be deposited within 15 days from the date of confirmation of sale of the immovable property.

[DESCRIPTION OF THE PROPERTIES]**(PROPERTY NO.1)**

ALL THAT PIECES OR PARCELS OF LAND AS UNDER TOGETHER WITH ALL THE STRUCTURES, BUILDINGS, FURNITURE, FIXTURES, FITTINGS STANDING AND/OR CONSTRUCTED/TO BE CONSTRUCTED THEREON AND ALL THE PRESENT AND FUTURE TITLE, INTERESTS AND/OR RIGHTS IN AREA OF 0.25 ACRES = 0.10 HECTARES OF LAND OF REVENUE SURVEY NO. 140/1/2/2/1 SITUATED AT VILLAGE BAWADIAKALAN, PATWARI HALKA NO. 42, TEHSIL HUZUR, DISTRICT BHOPAL WHICH IS BOUNDED AS UNDER :-
EAST : LAND OF SHRI GARJENDRA WEST : LAND OF SHRI HEMRAJ
NORTH : LAND OF VENDEE SOUTH : LAND OF VENDEE

(PROPERTY NO.2)

ALL THAT PIECES OR PARCELS OF LAND AS UNDER TOGETHER WITH ALL THE STRUCTURES, BUILDINGS, FURNITURE, FIXTURES, FITTINGS STANDING AND/OR CONSTRUCTED/TO BE CONSTRUCTED THEREON AND ALL THE PRESENT AND FUTURE TITLE, INTERESTS AND/OR RIGHTS IN AREA OF 0.101 ACRES = 0.040 HECTARES = 4400 SQ. FT. FROM THE LAND OF REVENUE SURVEY NO. 140/1/1/1GH FROM THE TOTAL LAND OF 0.41 ACRES OF LAND

(PROPERTY NO.3)

AN AREA OF 0.02 ACRES = 871 SQ. FT. = 80.94 SQ. MTRS FROM THE LAND OF REVENUE SURVEY NO. 140/1/1, TOTAL AREA 5271 SQ. FT. SITUATED AT VILLAGE BAWADIAKALAN, PATWARI HALKA NO. 42, TEHSUL HUZUR, DISTRICT BHOPAL WHICH IS BOUNDED AS UNDER :-
EAST : OTHERS LAND
WEST : ROAD
NORTH : OTHERS LAND
SOUTH : BALANCE LAND OF REVENUE SURVEY NO. 141/1/1/1(GH)

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. <https://eauction.npasource.com> and www.indiabullshomeloans.com.

Date : 10.06.2020**Place : BHOPAL****Sd/****Authorized Officer****Indiabulls Housing Finance Limited**