

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 **16.03.2020** 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. 54,80,735/- (Rupees Fifty Four Lakh Eighty Thousand Seven Hundred Thirty Five Only)** against Loan Account No. **HLAPLOW00277598**, by way of outstanding principal, arrears (including accrued late charges) and interest till **05.02.2020** along with applicable future interest in terms of the loan agreement w.e.f. **06.02.2020**, due to the Secured Creditor from **KISHORE BALRAM NICHANI (DIRECTOR), ROHAN KISHORE NICHANI (DIRECTOR), KAVITA K NICHANI (ALIAS KAVITA KISHORE NICHANI DIRECTOR) & BJNI HOSPITALITY PVT. LTD. (THROUGH ITS DIRECTORS)**. The Reserve Price for the auction of the said Property is **Rs. 1,28,00,000/- (Rupees One Crore Twenty Eight Lakh Only)** and the **Earnest Money Deposit (EMD)** will be **Rs. 12,80,000/- (Rupees Twelve Lakh(s) Eighty Thousand Only)** i.e. 10% (Ten Percent) of the Reserve Price, and shall be deposited through **DD/ RTGS/ NEFT** or through any other proper banking channels to the credit of "**INDIABULLS HOUSING FINANCE LTD.**", in **HDFC BANK** Account No. **00030340054538**, MICR: **110240001**, IFSC: **HDFC0000003**, **G-3-4, SURYAKIRAN BUILDING, 19, KASTURBA GANDHI MARG, NEW DELHI - 110001**, 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 IMMOVABLE PROPERTY

UNIT/ SHOP NO. 4,5,6,7,8,9 AND 10 ON 2ND FLOOR OF BUILDING-A TO BE KNOWN AS "EAST COURT" IN THE CLUSTER OF BUILDINGS KNOWN AS PHOENIX MARKET CITY, CONSTRUCTED ON NON - AGRICULTURAL FREEHOLD LAND SITUATE, LYING AND BEING AT VILLAGE LOHAGAON, TALUKA - HAVELI, PUNE - 411015, MAHARASHTRA BEING PART OF PLOT BEARING SURVEY NO. - 207(P.T.) ADMEASURING 8352 SQ. MTRS.

EAST : VIMAN NAGAR ROAD WEST : HCMTR ROAD
NORTH : PLOT BEARING SURVEY NO. 206 SOUTH : HCMTR ROAD

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

Date : 07.02.2020

Place : PUNE

Sd/

Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED