

**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(ies) mortgaged/charged to **Indiabulls Housing Finance Ltd. [CIN: L65922DL2005PLC136029]** ("Secured Creditor"), the constructive 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", "whatever there is" and "without any recourse" basis on **25.10.2021** from **02.00 P.M. to 04.00 P.M.** (with unlimited automated extensions of 5 minutes each in terms of the Tender Document), for recovery of **Rs. 1,12,25,076/- [Rupees One Crore Twelve Lakh Twenty Five Thousand Seventy Six only]** i.e. **Rs. 14,34,26,668/- (Rupees Fourteen Crore Thirty Four Lakh Twenty Six Thousand Six Hundred Sixty Eight only)** pending towards Loan Account No. **HLAPVSH00390595** and **Rs. 14,32,983/- (Rupees Fourteen Lakh Thirty Two Thousand Nine Hundred Eighty Three only)** pending towards Loan Account No. **HLAPVSH00398387**, by way of outstanding principal, arrears (including accrued late charges) and interest till **15.09.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **16.09.2021** along with legal expenses and other charges due to the Secured Creditor from **ETHNIC WEAVES EMPORIUM PRIVATE LIMITED, KRUSHNA V. BHANDGE, SANMITRA K. BHANDGE, VIJAYA K. BHANDGE, APURVA K. BHANDGE** and **DNA INFRASTRUCTURE (THROUGH PARTNERS) (OWNER/MORTGAGOR)**.

The Reserve Price for the auction of mortgaged Property is as indicated below against each Property:-

S. NO.	PROPERTY DESCRIPTION	RESERVE PRICE	AMOUNT IN WORDS
1.	Unit no. 03, 1st & 2nd Floor, "SHRUTI APARTMENT" Plot No.130	Rs. 12,50,00,000/-	Rupees Twelve Crore Fifty Lakh only.
2.	1. Basement + Ground + Stilt + 4th Floor, "SARVAANGI", on Plot No. 9B/5	Rs. 74,00,000/-	Rupees Seventy Four Lakh only.

and the Earnest Money Deposit i.e., 10% of the Reserve Price, for the auction of the Property is as indicated below against each property will be-

S. NO.	PROPERTY DESCRIPTION	EMD AMOUNT	AMOUNT IN WORDS
1.	Unit no. 03, 1st & 2nd Floor, "SHRUTI APARTMENT" Plot No.130	Rs. 1,25,00,000/-	Rupees One Crore Twenty Five Lakh only.
2.	1. Basement + Ground + Stilt + 4th Floor, "SARVAANGI", on Plot No. 9B/5	Rs. 7,40,000/-	Rupees Seven Lakh Forty Thousand only.

The EMD shall be paid by DD/ RTGS/ NEFT or through any other proper banking channels to the credit and in favour of **INDIABULLS HOUSING FINANCE LTD.**, Account No. **32180585427** with **State Bank of India (IFSC: SBIN0009995)**, having its branch at **CAG Branch, Mumbai (Maharashtra)**, before submitting the tender in order to participate in the online public auction. The successful bidder 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 and the remaining balance of the Sale Price shall be paid within 15 days from the date of confirmation of sale.

**DESCRIPTION OF THE IMMOVABLE PROPERTY(IES)**

**ALL THAT PIECES OR PARCELS OF LAND/PROPERTIES AS UNDER TOGETHER WITH ALL THE PRESENT AND/OR FUTURE STRUCTURES BUILDINGS, FURNITURE, FIXTURES, FITTINGS, STANDING AND/OR PLANT AND MACHINERY INSTALLED/TO BE INSTALLED AND/OR CONSTRUCTED/ TO BE CONSTRUCTED THEREON AND ALL THE PRESENT AND FUTURE RIGHTS, TITLE AND/OR INTERESTS OF MR. KRUSHNA V BHANDGE, MRS. VIJAYA K BHANDGE, APURVA K BHANDGE AND SANMITRA K BHANDGE THEREIN:**

**PROPERTY 1**

**ALL THAT PIECE AND PARCEL OF THE RESIDENTIAL AND COMMERCIAL UNIT NO.3, FIRST AND SECOND FLOOR ADMEASURING 155.01 SQ MTRS I.E. 166S SQ FT BUILT UP AREA IN THE SCHEME KNOWN AS "SHRUTI APARTMENT" CONSTRUCTED ON PLOT NO.130 AREA ADMEASURING 344.40 SQ MTRS OUT OF SY NO.712/2/A/2D/130 I.E. CITY SURVEY NO. 7406, DISUZA COLONY, OPPOSITE COLLEGE ROAD POLICE STATION, NEAR MOTWANI HOSPITAL, VILLAGE NASHIK, TAL & DIST NASHIK, WITHIN THE LIMITS OF NASHIK MUNICIPAL CORPORATION, NASHIK**

**BOUNDED AS UNDER:**

**ON OR TOWARDS EAST: ROAD**

**ON OR TOWARDS WEST: OPEN SPACE**

**ON OR TOWARDS SOUTH: ADJOINING PLOT**

**ON OR TOWARDS NORTH: APARTMENT NO. 2 & 4**

**PROPERTY 2**

**ALL THAT PIECE AND PARCEL OF 1 BASEMENT + GROUND + STILT + 4TH FLOOR, "SARVAANGI" ON FINAL PLOT NO. 458 ADMEASURING 527 SQ MTR. OUT OF THE PLOT NO. 9B/5 TOTAL ADMEASURING 846.15 SQ MTR OUT OF SURVEY NO. 717/1B/1A/1/1/52, NEAR NIRMAL HOUSE, OFF COLLEGE ROAD, NEAR VIDYA VIKAS CIRCLE, GANAGPUR ROAD, VILLAGE NASHIK, TAL & DIST. NASHIK WITHIN THE LIMITS OF NASHIK MUNICIPAL CORPORATION, NASHIK. THE SAID PROPERTY IS BUTTED AND BOUNDED:**

**TOWARDS EAST: 18 MTR COLONY ROAD**

**TOWARDS WEST: BUNGALOW OWNED BY DILIP TRYAMBAK JADHAV**

**TOWARDS SOUTH: OPEN PLOT/PLOT NO. 9A/5**

**TOWARDS NORTH: 6 MTR COLONY ROAD**

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

Date : 16.09.2021

Place : NASHIK

Sd/

Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED