

APPENDIX IV A

[See proviso to Rule 8(6)]

Sale Notice for sale of immovable Properties

E-Auction Sale Notice for sale of immovable asset(s) 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 Properties 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 **17.10.2022** 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. 1,06,26,611/- (Rupees One Crore Six Lakh Twenty Six Thousand Six Hundred Eleven only)** i.e. **Rs. 99,08,871/- (Rupees Ninety Nine Lakh Eight Thousand Eight Hundred Seventy One only)** pending towards Loan Account No. **HLAPUDA00432385**; and **Rs. 7,17,740/- (Rupees Seven Lakh Seventeen Thousand Seven Hundred Forty only)** pending Loan Account No. **HLAPUDA00499759**, by way of outstanding principal, arrears (including accrued late charges) and interest till **09.09.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **10.09.2022** along with legal expenses and other charges due to the Secured Creditor from **Bhupendra Singh Bhati (Proprietor, No Tension Clothing Private Ltd.) and Durgesh Singh Bhati**.

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

S. NO.	PROPERTY DESCRIPTION	RESERVE PRICE (In Rupees)	EARNEST MONEY DEPOSIT (10% of the Reserve Price)
1.	PLOT NOS. A-7, A-8 & A-9, SHYAM SAWARIYA COMPLEX, NEAR NATIONAL HIGHWAY 08, VILLAGE RAJNAGAR, TEHSIL & DISTRICT RAJASAMAND, RAJASAMAND-313324, RAJASTHAN	Rs. 45,00,000/- (Rupees Forty Five Lakh Only)	Rs. 4,50,000/- (Rupees Four Lakh Fifty Thousand Only)
2.	PLOT NOS. A-10, A-11 & A-12, SHYAM SAWARIYA COMPLEX, NEAR NATIONAL HIGHWAY 08, VILLAGE RAJNAGAR, TEHSIL & DISTRICT RAJASAMAND, RAJASAMAND-313324, RAJASTHAN	Rs. 60,00,000/- (Rupees Sixty Lakh Only)	Rs. 6,00,000/- (Rupees Six Lakh 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 LIMITED**, Account No. **00000040428645185** with State Bank of India (IFSC: **SBIN0004079**), having its branch at **COM. BR. GURGAON(04079)**, 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 PROPERTIES**PROPERTY NO. 1**

Commercial Property bearing Plot Nos. A-7, A-8 And A-9 (Plot Number A-7 admeasuring area of 600 Square Feet; Plot Number A-8 admeasuring area of 600 Square Feet; and Plot Number A-9 admeasuring area of 800 Square Feet), total area admeasuring 2000 Sq.Ft., situated on Land bearing Khasra Numbers 1391/1, 1392, 1393, 1394, 1395, 1396, 1397 and 1398, situated in the Revenue Estate of Village Rajnagar, in "Shyam Sawariya Complex", near National Highway 08, Tehsil and District Rajasamand, Rajasamand-313324, Rajasthan. The measurement and boundaries are as follows:-

East : Measuring-40.00 Feet; Road 40 Feet Wide,
 West : Measuring-40.00 Feet; Plot Numbers A-5 and A-6,
 North : Measuring-50.00 Feet; Plot Number A-10,
 South : Measuring-50.00 Feet; Road 40 Feet Wide;

PROPERTY NO. 2

Commercial Property bearing Plot Nos. A-10, A-11 and A-12 (Plot Number A-10 admeasuring area of 1000 Square Feet; Plot Number A-11 admeasuring area of 750 Square Feet; and Plot Number A-12 admeasuring area of 750 Square Feet), total area admeasuring 2500 Sq.Ft., situated on Land bearing Khasra Numbers 1391/1, 1392, 1393, 1394, 1395, 1396, 1397 and 1398 of Village Rajnagar, in "Shyam Sawariya Complex" near National Highway 08, Tehsil and District Rajasamand, Rajasamand-313324, Rajasthan. The measurement and boundaries are as follows:-

East : Measuring-50.00 Feet; Road 40 Feet Wide,
 West : Measuring- 50.00 Feet; Plot Numbers A-2 to A-4,
 North : Measuring- 50.00 Feet; Plot Number A-13,
 South : Measuring-50.00 Feet; Plot Numbers A-7 to A-9

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 and www.auctionfocus.in

Date : 09.09.2022

AUTHORISED OFFICER

Place : RAJASAMAND

INDIABULLS HOUSING FINANCE LTD