

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 **19.04.2021** 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. 3,02,93,525/- [Rupees Three Crore Two Lakh Ninety Three Thousand Five Hundred and Twenty Five only]** towards Loan Account No. **HLAPEOK00191228**, by way of outstanding principal, arrears (including accrued late charges) and interest till **09.03.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **10.03.2021** along with legal expenses and other charges due to the Secured Creditor from **MRS. SUSHMA SHARMA (PROPRIETOR M/S SANFORT) and MR. VIRENDER SHARMA.**

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

S.NO.	PROPERTY DESCRIPTION	RESERVE PRICE	AMOUNT IN WORDS
GROUND FLOOR			
1.	LHS FLAT ADMEASURING APPRX 1692 SQ. FT.	Rs. 72,80,000/-	Rupees Seventy Two Lakh Eighty Thousand only
2.	RHS FLAT ADMEASURING APPRX 1129 SQ. FT.	Rs. 47,20,000/-	Rupees Forty Seven Lakh Twenty Thousand only.
FIRST FLOOR			
3	LHS FLAT ADMEASURING APPRX 1692 SQ. FT.	Rs. 72,80,000/-	Rupees Seventy Two Lakh Eighty Thousand only
SECOND FLOOR			
4	LHS FLAT ADMEASURING APPRX 1692 SQ. FT.	Rs. 72,80,000/-	Rupees Seventy Two Lakh Eighty Thousand only
5	RHS FLAT ADMEASURING APPRX 1129 SQ. FT.	Rs. 47,20,000/-	Rupees Forty Seven Lakh Twenty Thousand 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
GROUND FLOOR			
1.	LHS FLAT ADMEASURING APPRX 1692 SQ. FT.	Rs. 7,28,000/-	Rupees Seven Lakh Twenty Eight Thousand only.
2.	RHS FLAT ADMEASURING APPRX 1129 SQ. FT.	Rs. 4,72,000/-	Rupees Four Lakh Seventy Two Thousand only.
FIRST FLOOR			
3	LHS FLAT ADMEASURING APPRX 1692 SQ. FT.	Rs. 7,28,000/-	Rupees Seven Lakh Twenty Eight Thousand only.
SECOND FLOOR			
4	LHS FLAT ADMEASURING APPRX 1692 SQ. FT.	Rs. 7,28,000/-	Rupees Seven Lakh Twenty Eight Thousand only.
5.	RHS FLAT ADMEASURING APPRX 1129 SQ. FT.	Rs. 4,72,000/-	Rupees Four Lakh Seventy Two Thousand only.

***LHS- Left Hand Side**

***RHS-Right Hand Side**

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. **114505001412** with ICICI Bank Ltd. (IFSC: **ICIC0001145**), having its branch at **B1 and B2, Vanijya Nikunj, Enkay Tower, Udyog Vihar, Phase V, Gurgaon – 122015 (Haryana)** 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)

3 LEFT HAND SIDE FLATS EACH ADMEASURING APPRX. 1692 SQ. FT. ON GROUND FLOOR, FIRST FLOOR AND SECOND FLOOR RESPECTIVELY AND 2 RIGHT HAND SIDE FLATS EACH ADMEASURING APPRX. 1129 SQ. FT. ON GROUND FLOOR AND SECOND FLOOR RESPECTIVELY, BUILT ON PLOT NO. 2/54 (EXCLUDING ONE FLAT ON 1st FLOOR, LEFT HAND NORTH SIDE ADJOINED TO PLOT NO. 1), T.H.A. RESIDENTIAL COLONY, SECTOR-2, RAJENDER NAGAR, TEHSIL AND DISTRICT GHAZIABAD UTTAR PRADESH – 201004

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 : **15.03.2021**

Place : **GHAZIABAD**

Sd/

Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED