

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 **20.04.2020** 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. 22,25,067/- (Rupees Twenty Two Lakh Twenty Five Thousand Sixty Seven Only)** against Loan Account No. **HHLNOI00364736**, by way of outstanding principal, arrears (including accrued late charges) and interest till **09.03.2020** along with applicable future interest in terms of the loan agreement w.e.f. **10.03.2020**, due to the Secured Creditor from **VINIT KAPOOR AND POOJA KAPOOR**

The Reserve Price for the auction of the Property is **Rs.22,00,000/- (Rupees Twenty Two Lakh Only)** and the Earnest Money Deposit is **Rs. 2,20,000/- (Rupees Two Lakh Twenty Thousand 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.**", in **HDFC BANK** Account No. **00030340054538**, MICR: **110240001**, IFSC: **HDFC0000003, G-3-4, SURYAKIRAN BUILDING, 19, KASTURBA GANDHI MARG, NEW DELHI - 110001** 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.

SCHEDULE A**[DESCRIPTION OF THE PROPERTY]**

BUILT-UP UPPER GROUND FLOOR, UPTO CEILING LEVEL ONLY (WITHOUT ROOF RIGHTS), HAVING ITS AREA MEASURING 50 SQUARE YARDS i.e. 41.80 SQUARE METERS CONSISTING WHATSOEVER THEREON, WITH THE COMMON RIGHTS OF STAIRS, PASSAGE, ENTRANCE & OTHER COMMON FACILITIES, ALONG WITH THE RIGHTS TO GO ON THE ROOF OF TOP FLOOR FOR THE MAINTENANCE OF WATER TANK & T.V. ANTENNA ETC. FITTED WITH ELECTRICITY AND WATER CONNECTIONS WITH THEIR SEPARATE METERS IN RUNNING CONDITION, BEARING PROPERTY NO. 60 – A, OUT OF RECT. NO. 4, KILLA NO. 29 SITUATED AT VILLAGE KHUREJI KHAS, IN THE ABADI OF OLD ANARKALI, ILLAQA SHAHDARA, NEAR LAXMI NARAYAN MANDIR, DELHI – 110051 TOGETHER WITH PROPORTIONATE, UNDIVIDED, INDIVISIBLE AND IMPARTIBLE OWNERSHIP RIGHTS OF THE LAND UNDERNEATH WITH ALL ITS FREEHOLD RIGHTS, TITLES AND INTEREST OF THE SAID PROPERTY AND WHICH IS BOUNDED AS FOLLOWS:-

EAST : OTHER'S PROPERTY NO. 61 WEST : OTHER'S PROPERTY
NORTH : ROAD 30 FEET WIDE SOUTH : OTHER'S PROPERTY

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 : 11.03.2020

Place : DELHI

Sd/

Authorized Officer

Indiabulls Housing Finance Limited