

**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) and Rule 9(1) 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 **01.03.2021** 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.1,87,89,044/- [Rupees One Crore Eighty Seven Lakh Eighty Nine Thousand Forty Four only]** towards Loan Account No. **HLAPNOI00264891** by way of outstanding principal, arrears (including accrued late charges) and interest till **04.02.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **05.02.2021** along with legal expenses and other charges due to the Secured Creditor from **MARK AIR SERVICES PVT. LTD. (THROUGH ITS DIRECTORS), DELHI KNIGHTERS RESTAURANT AND CATERERS PVT. LTD. (THROUGH ITS DIRECTORS), ATUL BANSAL, SHYAM LAL BANSAL, PIYUSH JOSHI and SNEHA BANSAL.**

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
1	Commercial Unit No. AG-10	Rs. 44,00,000/-	Rupees Forty Four Lakh only.
2	Commercial Unit No. AG-16	Rs. 37,00,000/-.	Rupees Thirty Seven 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	EMD AMOUNT IN WORDS
1	Commercial Unit No. AG-10	Rs. 4,40,000/-	Rupees Four Lakh Forty Thousand only.
2	Commercial Unit No. AG-16	Rs. 3,70,000/-.	Rupees Three Lakh Seventy 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. **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)****PROPERTY NO. 1**

**COMMERCIAL UNIT NO. AG – 10 HAVING COVERED AREA MEASURING 14.31 SQUARE METERS OR 154 SQUARE FEET AND SUPER AREA (PLINTH AREA) 18.01 SQUARE METERS OR 194 SQUARE FEET ON GROUND FLOOR ALONGWITH PROPORTIONATE UNDIVIDED, INDIVISIBLE AND IMPARTIBLE OWNERSHIP RIGHTS OF THE UNDERNEATH OF THE SAID SHOP, WITH SUPER STRUCTURE BUILT ON PLOT NO. 4, OUT OF TOTAL MEASURING 2100 SQUARE METERS SITUATED AT R.G.CITY CENTRE, DDA COMMUNITY CENTRE, MOTIA KHAN, PAHAR GANJ, NEW DELHI – 110055.**

**PROPERTY NO. 2**

**COMMERCIAL UNIT NO. AG – 16 ON GROUND FLOOR MEASURING 23.40 SQUARE METERS OUT OF PROPERTY NO. 4 ALONGWITH PROPORTIONATE UNDIVIDED, INDIVISIBLE AND IMPARTIBLE OWNERSHIP RIGHTS OF THE UNDERNEATH LAND MEASURING 23.40 SQUARE METERS WITH SUPER STRUCTURE BUILT ON PLOT NO. 4, OUT OF TOTAL MEASURING 2100 SQUARE METERS SITUATED AT R.G.CITY CENTRE, PLOT NO. 4, DDA COMMUNITY CENTRE, MOTIA KHAN, PAHAR GANJ, NEW DELHI – 110055.**

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 : 08.02.2021

Place : New Delhi

Sd/

Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED