

APPENDIX IV A

[See proviso to Rule 8(6)]

Sale Notice for sale of Immovable property(ies)

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 property(ies) mortgaged/charged to **Indiabulls Housing Finance Ltd. [CIN: L65922DL2005PLC136029]** ("**Secured Creditor**"), the **physical 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 **28.02.2022** 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. 1,24,12,445/- [Rupees One Crore Twenty Four Lakh Twelve Thousand Four Hundred Forty Five only]** towards Loan Account No. **HHLDMT00464203** by way of outstanding principal, arrears (including accrued late charges) and interest till **19.01.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 20.01.2022 along with legal expenses and other charges due to the Secured Creditor from **MR. TEJPAL SINGH (PROPRIETOR OF AVVL HOMES), JASVEEN KAUR and AVVL SINGH with JAGVINDER SINGH @ JAGVINDER SINGH LUTHRA (GUARANTOR).**

The Reserve Price of the immovable Property(ies) will be **Rs. 1,72,00,000/- (Rupees One Crore Seventy Two Lakh only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 17,20,000/- (Rupees Seventeen Lakh Twenty Thousand only)** i.e. equivalent to 10% of the Reserve Price. 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

PLOT NO. 7882 COMPRISED IN KHASRA NO. 92/1/3, HAVING BUILDING SANCTION LETTER VIDE FILE NO. 10047321, DATED 08.06.2018, LAND MEASURING 245 SQUARE YARDS OR 4.9 BISWA, SITUATED IN THE REVENUE ESTATE OF VILLAGE SINDHORA KHURD, DINANATH ROAD, ROSHANRARA ROAD, DELHI – 110007 ALONG WITH COMMON RIGHTS IN ENTRANCE, PASSAGES, GALI, ROAD AND ALL OTHER FACILITIES & AMENITIES IN OTHER KHASRA NO. 90/1/1, 90/1/3, 92/1/6, 92/1/8 & 395/1/7 OF VILLAGE SINDHORA KHURD AND VILLAGE MAUZA, DELHI WHICH IS INTEGRAL PART OF PROPERTY NO. 7882 SITUATED AT DINANATH ROAD, ROSHANARA ROAD, SABZI MANDI, DELHI AND WHICH IS BOUNDED AS FOLLOWS:-

NORTH : OTHER PROPERTY**SOUTH : ROAD****WEST : 7882, KHASRA NO. 92/1/2****EAST : 7882, KHASRA NO. 92/1/4**

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 : 20.01.2022**Place : DELHI****Sd/****Authorized Officer****INDIABULLS HOUSING FINANCE LIMITED**