

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 **30.06.2022** 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. 1,24,37,861/- (Rupees One Crore Twenty Four Lakh Thirty Seven Thousand Eight Hundred Sixty One only)** pending towards the Loan Account No. **HLAPAGR00100232**, by way of outstanding principal, arrears (including accrued late charges) and interest till 23.05.2022 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **24.05.2022** along with legal expenses and other charges due to the Secured Creditor from **GARG INFRAESTATE PRIVATE LIMITED, PRAKHAR GARG and RAKHI VED PRAKASH GARG**

The Reserve Price of the immovable Property(ies) will be **Rs. 3,81,00,000/- (Rupees Three Crore Eighty One Lakh only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 38,10,000/- (Rupees Thirty Eight Lakh Ten 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. 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 PROPERTY(IES)

PART OF KHASRA BEARING NUMBER 68, MUNICIPAL NUMBER 35/43 I, ADMEASURING TOWARDS EAST 73.9 INCH, TOWARDS WEST 67.4.5 INCH, TOWARDS NORTH 112.9 FEET AND TOWARDS SOUTH 152.9 FEET I.E. 964 SQUARE YARDS I.E. 806 SQUARE METRES AND HAVING A COVERED AREA OF 20 SQUARE METRES SITUATED IN MOUZA LASHKARPUR, WARD HARIPARVAT, AGRA- 282004, UTTAR PRADESH; AND BOUNDED AS FOLLOWS:

EAST : ROAD AND EXIT 100 FEET WIDE
WEST : LAND LEVEL
NORTH : REAL ESTATE
SOUTH : ROAD AND EXIT 30 FEET WIDE

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 : 24.05.2022
Place : AGRA

Sd/
Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED