

APPENDIX IV A

[See proviso to Rule 8(6)]

Sale Notice for sale of Immovable Property

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 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 **26.09.2022** 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. 8,49,20,533/- (Rupees Eight Crore Forty Nine Lakh Twenty Thousand Five Hundred Thirty Three only)** pending towards Loan Account No. **HLAPAHE00232119**, by way of outstanding principal, arrears (including accrued late charges) and interest till **26.08.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **27.08.2022** along with legal expenses and other charges due to the Secured Creditor from **Torque Automotive Pvt. Ltd. (Through Its Directors), Giraben Kishorsinh Solanki, Kuren Manishkumar Amin, Zankarsinh Solanki and General Capital And Holding Co. Pvt. Ltd.**

The Reserve Price of the Immovable Property will be **Rs. 7,70,00,000/- (Rupees Seven Crore Seventy Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 77,00,000/- (Rupees Seventy Seven Lakh 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 LIMITED**, 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

All that part and parcel of the Property consisting of built-up First Floor (built up area of 933.66 Sq. Mtr. approx.) in Commercial Office Building, constructed on Non-Agricultural Commercial Land (with all rights, titles and interest) bearing Re. Sy. No. 224/1/2, Final Plot No. 35/2 (admeasuring 2,239 Sq. Mtr., with 1/6th undivided share in Land i.e. 373.16 Sq. Mtr.), T. P. Scheme No. 90, Mouje Makarba, Tal. Ahmedabad City West (Old Tal. Ahmedabad City), Registration Sub-Dist. Ahmedabad-2 (Paldi), Dist. Ahmedabad – 380051 (Gujarat).

Bounded On:**North By : Sy. No. 224/1/1****South By : Sy. No. 224/2****East By : Sy. No. 201****West By : T. P. Road**

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 : 30.08.2022**Sd/****Place : AHMEDABAD****Authorized Officer****INDIABULLS HOUSING FINANCE LIMITED**