

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 **08.10.2021** 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.2,21,48,921/- [Rupees Two Crore Twenty One Lakh Forty Eight Thousand Nine Hundred Twenty One only]** i.e **Rs. 1,59,67,931/- [Rupees One Crore Fifty Nine Lakh Sixty Seven Thousand Nine Hundred Thirty One only]** towards Loan Account No. **HLAPAJM00278303** and **Rs. 61,80,990/- [Rupees Sixty One Lakh Eighty Thousand Nine Hundred Ninety only]** towards Loan Account No. **HHEAJM00339778** by way of outstanding principal, arrears (including accrued late charges) and interest till **16.09.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **17.09.2021** along with legal expenses and other charges due to the Secured Creditor from **DEVENDRA TOLANI (PROPRIETOR, PAPPU CYCLE CO.), HARSHA TOLANI @ HARASA DEVI, SARWAN KUMAR TOLANI @ SHRWAN KUMAR, JAYENDRA KUMAR TOLANI and MEENA @ MEENA TOLANI.**

The Reserve Price of the immovable Property(ies) will be **Rs. 1,70,00,000/- (Rupees One Crore Seventy Lakh only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 17,00,000/- (Rupees Seventeen 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 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(IES)

NORTH EAST SIDE OF REMAINING PART OF GROUND FLOOR HAVING AREA OF 1807.5 SQUARE FEET (MEASURING EAST TO WEST: TOWARDS NORTH 31 FEET, TOWARDS SOUTH 22 FEET 3 INCHES AND MEASURING NORTH TO SOUTH: TOWARDS EAST 60 FEET, TOWARDS WEST 53 FEET 10 INCHES ON ROAD AND FIRST AND SECOND FLOOR HAVING AREA OF 207 SQUARE YARDS (MEASURING EAST TO WEST: TOWARDS NORTH 31 FEET, TOWARDS SOUTH 32 FEET 3 INCHES AND MEASURING NORTH TO SOUTH 60 FEET CONSTRUCTED UPON PLOT NO. 44, HOUSE NO. 22, GALI NO. 2 SITUATED IN LABOUR COLONY, TODGARH (TATGARH) ROAD, BEAWAR, AJMER – 305901, RAJASTHAN AND WHICH IS BOUNDED AS FOLLOWS:-

EAST : HOUSE OF NARAYAN GEHLOT**WEST : TODGARH ROAD****NORTH : 20 FEET WIDE ROAD****SOUTH : SHOP OF MANJULATA TANWAR (GROUND FLOOR) AND 6 FEET WIDE SERVICE LANE (FIRST AND SECOND FLOOR)**

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 : 16.09.2021**Place : AJMER****Sd/****Authorized Officer****INDIABULLS HOUSING FINANCE LIMITED**