

**“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) 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 **11.12.2020** 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. 3,81,27,931/- (Rupees Three Crore Eighty One Lakh Twenty Seven Thousand Nine Hundred Thirty One only)**, i.e. **Rs. 3,04,24,045/- (Rupees Three Crore Four Lakh Twenty Four Thousand Forty Five only)** towards **Loan Account No. HLPART00257581** and **Rs. 77,03,886/- (Rupees Seventy Seven Lakh Three Thousand Eight Hundred Eighty Six only)** towards **Loan Account No. HODART00307617**, by way of outstanding principal, arrears (including accrued late charges) and interest till **04.11.2020** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **05.11.2020** along with legal expenses and other charges due to the Secured Creditor from **M. G. TRADERS (THROUGH ITS PROPRIETOR VIZ. GURPREET SINGH @ G. S. ANAND), ANAND CREATION (THROUGH ITS PROPRIETOR VIZ. GURPREET SINGH @ G. S. ANAND), ANAND TEXTILES (THROUGH ITS PROPRIETOR VIZ. JOGINDER PAL SINGH ANAND), GURPREET SINGH @ G. S. ANAND, JOGINDER PAL SINGH ANAND and JASMEEN KAUR.**

The Reserve Price of the immovable Property(ies) will be **Rs. 3,50,00,000/- (Rupees Three Crore Fifty Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 35,00,000/- (Rupees Thirty Five 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. 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)**

**ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF HOUSE ON PLOT NO. 111 (MEASURING 784.2 SQ. YD.), BEARING KHASRA NOS. 466, 431 AND 498 MIN AS PER SALE DEED AND 466 MIN AS PER JAMABANDI, KHATONI NO. 1657, JAMABANDI YEAR 2010-11 VIDE TRANSFER DEED WASIKA NO. 13973 DATED 29.01.2016, AT TUNGBALA URBAN, ABADI GREEN AVENUE, TEH. AMRITSAR 2, DIST. AMRITSAR – 143001 (PUNJAB).**

**BOUNDED ON:**

**NORTH BY : PLOT NOS. 118 AND 119**  
**SOUTH BY : 60 FT. WIDE ROAD**  
**EAST BY : PLOT NO. 110**  
**WEST BY : PLOT NO. 112**

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 : 04.11.2020**  
**Place : AMRITSAR**

**Sd/-**  
**Authorized officer**  
**Indiabulls Housing Finance Limited**