

“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 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 **28.12.2021** 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. 4,99,67,356/- (Rupees Four Crore Ninety Nine Lakh Sixty Seven Thousand Three Hundred Fifty Six only)** pending towards **Loan Account No. HLABPBG00219408**, by way of outstanding principal, arrears (including accrued late charges) and interest till **19.11.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **20.11.2021** along with legal expenses and other charges due to the Secured Creditor from **ORCHESTRATE SYSTEMS PVT. LTD., MR. ZAHED LATEEF and MRS. LUBNA MERAJ MANAL @ LUBNA MANAL LATEEF.**

The Reserve Price of the immovable Property(ies) will be **Rs. 6,80,00,000/- (Rupees Six Crore Eighty Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 68,00,000/- (Rupees Sixty Eight 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)

THE OFFICE UNIT BEARING NO. 700 ON THE 7TH FLOOR OF THE COMMERCIAL COMPLEX KNOWN AS “PLAMA SQUARE” HAVING A SUPER BUILT UP AREA OF 10,366 SQUARE FEET (WHICH IS INCLUSIVE OF THE FLOORS, CEILING AND WALLS BETWEEN THE OFFICE UNITS AND PROPORTIONATE SHARE IN ALL COMMON AREA) ALONGWITH EXCLUSIVE RIGHT TO USE THE ENTIRE EASTERN PORTION OF THE TERRACE OF APPROXIMATELY 4,850 SQUARE FEET ALONGWITH AN UNDEVIDED SHARE OF 12.725% (TWELVE POINT SEVEN TWO FIVE PERCENT) SHARE i.e. 3560.32 SQUARE FEET, OUT OF 27,978.35 SQUARE FEET OF UNDEVIDED SHARE OF BBMP KHATA NO. 1218/6/5/6/2A IN ALL MEASURING 1,39,891.73 SQUARE FEET SITUATED AT SURVEY NO. 6/5, 6/7 AND 6/2A, HENNUR VILLAGE, KASABA HOBLI, BANGALORE NORTH TALUK TOGETHER WITH AN EXCLUSIVE RIGHT TO USE TEN (10) COVERED RESERVED CAR PARKING SPACES.

BOUNDARIES OF THE LAND ON WHICH OFFICE UNIT IS SITUATED ARE AS UNDER:-

**EAST BY : HENNUR MAIN ROAD
WEST BY : PRIVATE PROPERTY
NORTH BY : PRIVATE PROPERTY
SOUTH BY : PRIVATE PROPERTY**

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 : 20.11.2021
Place : BENGALURU

Sd/-
Authorized officer
Indiabulls Housing Finance Limited