

APPENDIX IV A

[See proviso to Rule 8(6)]

Sale Notice for sale of Immovable Property

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 mortgaged 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" and "whatever there is" basis on **14.03.2023** from 02.00 P.M. to 04.00 P.M., for recovery of **Rs. 1,43,77,227/- (Rupees One Crore Forty Three Lakh Seventy Seven Thousand Two Hundred Twenty Seven only)** pending towards Loan Account No. **HLAPBRL00372197**, by way of outstanding principal, arrears (including accrued late charges) and interest till **31.01.2023** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **01.02.2023** along with legal expenses and other charges due to the Secured Creditor from **Neha Rastogi (Proprietor, M/S Shree Golds), Vivek Rastogi and Nishant Agarwal**.

The Reserve Price of the Immovable Property will be **Rs. 2,70,00,000/- (Rupees Two Crore Seventy Lakh only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 27,00,000/- (Rupees Twenty Seven Lakh only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Residential Plot bearing Number 12A, Part of Bungalow Number 13A, admeasuring 201.50 Square Meters, situated at Civil Lines, Tehsil and District Bareilly, Bareilly-243001, Uttar Pradesh, which is bounded as follows:-
East: Road 16 Feet 9 Inch Wide, thereafter House of Sudha Agarwal and Rupali
West: Land of Forest Department,
North: House of Sanjay Gupta & Others,
South: Road 17 Feet 6 Inch Wide, thereafter House of Ashok Ji and House of Gandhi

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. For bidding, log on to www.auctionfocus.in

Date : 06.02.2023

Sd/
Authorized Officer

Place : BAREILLY

INDIABULLS HOUSING FINANCE LIMITED