

APPENDIX IV A

[See proviso to Rule 8(6)]

Sale Notice for sale of Immovable Properties

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(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 **01.03.2021** 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. 1,65,90,233/- (Rupees One Crore Sixty Five Lakh Ninety Thousand Two Hundred Thirty Three only)** [i.e., **Rs. 1,37,34,922/- (Rupees One Crore Thirty Seven Lakh Thirty Four Thousand Nine Hundred Twenty Two only)** towards Loan Account No. **HLAPBHP00100806** and **Rs. 28,55,311/- [Rupees Twenty Eight Lakh Fifty Five Thousand Three Hundred Eleven only]** towards Loan Account No. **HLAPBHP00132696**, by way of outstanding principal, arrears (including accrued late charges) and interest till **04.02.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **05.02.2021** along with legal expenses and other charges due to the Secured Creditor from **Mr. PRAKASH SINGH, VISION INFINITY LTD. (THROUGH ITS DIRECTOR)** and **Mr. SUSHIL AGRAWAL (GUARANTOR)**.

The Reserve Price of the immovable Property(ies) will be **Rs. 2,05,00,000/- (Rupees Two Crore Five Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 20,50,000/- (Rupees Twenty Lakh Fifty Thousand 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)**(PROPERTY NO.1)**

ALL THAT PIECES OR PARCELS OF LAND AS UNDER TOGETHER WITH ALL THE STRUCTURES, BUILDINGS, FURNITURE, FIXTURES, FITTINGS STANDING AND/OR CONSTRUCTED/TO BE CONSTRUCTED THEREON AND ALL THE PRESENT AND FUTURE TITLE, INTERESTS AND/OR RIGHTS IN AREA OF 0.25 ACRES = 0.10 HECTARES OF LAND OF REVENUE SURVEY NO. 140/1/2/2/1 SITUATED AT VILLAGE BAWADIAKALAN, PATWARI HALKA NO. 42, TEHSIL HUZUR, DISTRICT BHOPAL WHICH IS BOUNDED AS UNDER :-
EAST : LAND OF SHRI GARJENDRA WEST : LAND OF SHRI HEMRAJ
NORTH : LAND OF VENDEE SOUTH : LAND OF VENDEE

(PROPERTY NO.2)

ALL THAT PIECES OR PARCELS OF LAND AS UNDER TOGETHER WITH ALL THE STRUCTURES, BUILDINGS, FURNITURE, FIXTURES, FITTINGS STANDING AND/OR CONSTRUCTED/TO BE CONSTRUCTED THEREON AND ALL THE PRESENT AND FUTURE TITLE, INTERESTS AND/OR RIGHTS IN AREA OF 0.101 ACRES = 0.040 HECTARES = 4400 SQ. FT. FROM THE LAND OF REVENUE SURVEY NO. 140/1/1/1GH FROM THE TOTAL LAND OF 0.41 ACRES OF LAND

(PROPERTY NO.3)

AN AREA OF 0.02 ACRES = 871 SQ. FT. = 80.94 SQ. MTRS FROM THE LAND OF REVENUE SURVEY NO. 140/1/1, TOTAL AREA 5271 SQ. FT. SITUATED AT VILLAGE BAWADIAKALAN, PATWARI HALKA NO. 42, TEHSIL HUZUR, DISTRICT BHOPAL WHICH IS BOUNDED AS UNDER :-
EAST : OTHERS LAND
WEST : ROAD
NORTH : OTHERS LAND
SOUTH : BALANCE LAND OF REVENUE SURVEY NO. 141/1/1/1(GH)

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 : 08.02.2021**Place : BHOPAL****Sd/****Authorized Officer****INDIABULLS HOUSING FINANCE LIMITED**