

APPENDIX IV A

[See proviso to Rule 8(6)]

Sale Notice for sale of Immovable Property

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 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 **30.08.2022** 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. 1,07,93,536/- (Rupees One Crore Seven Lakh Ninety Three Thousand Five Hundred Thirty Six only)** pending towards the Loan Account No. **HDHLNOI00489604** (Earlier LAN **00002764** of DHFL), by way of outstanding principal, arrears (including accrued late charges) and interest till **05.08.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **06.08.2022** along with legal expenses and other charges due to the Secured Creditor from **Aman Aggarwal, Aadesh Aggarwal and Geeta Aggarwal.**

The Reserve Price of the Immovable Property will be **Rs. 75,00,000/- (Rupees Seventy Five Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 7,50,000/- (Rupees Seven 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 LIMITED**, Account No. **00000040428645185** with State Bank of India (IFSC: **SBIN0004079**), having its branch at **COM. BR. GURGAON(04079)**, 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

Built-up Property area measuring 96 Sq. Yards, i.e 80.26 Sq. Mtrs., bearing Residential House/Plot No. A-12/2-A, forming the Part of Khasra No. 365, together with construction built thereon with rights upto last storey, situated in the Abadi of Chet Ram Gali, in the area of Village Maujpur, Illaqa Shadara, Delhi-110053 and bounded as under:-

East	: Property Of Others	West	:Plot No. A-12/1
North	: Road 20 Ft.	South	: Property Of Others

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 : **05.08.2022**

Place : **DELHI**

Sd/

Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED