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 **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 **30.03.2021** 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.3,94,34,532/- (Rupees Three Crore Ninety Four Lakh Thirty Four Thousand Five Hundred Thirty Two only)** towards Loan Account No. **HHLDMT00316877** by way of outstanding principal, arrears (including accrued late charges) and interest till **23.02.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **24.02.2021** along with legal expenses and other charges due to the Secured Creditor from **KIRAN SINGH (DIRECTOR, SRI SAI CONSORTIUM PROJECTS PVT. LTD.), PRAVEEN SINGH (PARTNER, M/S MANGAL), SRI SAI CONSORTIUM PROJECTS PVT. LTD.(THROUGH ITS DIRECTORS)** and **M/S MANGAL (THROUGH ITS PARTNERS)** with **NEERAJ YADAV (GUARANTOR).**

The Reserve Price of the immovable Property(ies) will be **Rs. 3,96,00,000/- (Rupees Three Crore Ninety Six Lakh only)** and the Earnest Money Deposit **("EMD")** will be **Rs. 39,60,000/- (Rupees Thirty Nine Lakh Sixty 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)

ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF ENTIRE SECOND FLOOR (WITH THREE CAR PARKING SPACES IN STILT AREA), ON RESIDENTIAL PLOT BEARING NO. 64 (WITH 22.5% UNDIVIDED, INDIVISIBLE AND IMPARTIBLE OWNERSHIP RIGHTS IN PLOT MEASURING 360 SQ. YD.; WITH ALL RIGHTS, TITLE AND INTEREST, EASEMENTS, PRIVILEGES AND APPURTENANCE THERETO, WITH ALL FITTINGS, FIXTURES, CONNECTIONS AND STRUCTURE STANDING THEREON, WITH ALL RIGHTS IN COMMON WALKWAY, ENTRANCES, PASSAGES, LIFT, STAIRCASE AND OTHER COMMON FACILITIES AND AMENITIES PROVIDED THEREIN), IN BLOCK C, SITUATED IN COLONY CALLED "ANAND NIKETAN", IN THE REVENUE ESTATE OF VIL. BASANT NAGAR, MOHD. PUR, MUNIRKA AND ARCHPUR BAGH MOCHI, WITHIN THE LIMITS OF MUNICIPAL CORPORATION OF DELHI, NEW DELHI – 110021.

BOUNDED ON:

NORTH BY :ROAD NO. 5B	**SOUTH BY :SERVICE LANE**
EAST BY : PLOT NO. C-65	**WEST BY :SERVICE LANE**

For detailed terms and conditions of the sale, please refer to thelink provided on the website of the Secured Creditor i.e. www.indiabullshomeloans.com and www.auctionfocus.in.

Date : 24.02.2021

Place : NEW DELHI

Sd/

Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED