

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 **29.03.2022** 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. 51,03,630/- (Rupees Fifty One Lakh Three Thousand Six Hundred Thirty only)** pending towards the Loan Account No. **HHLDMT00453998**, by way of outstanding principal, arrears (including accrued late charges) and interest till **18.02.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **19.02.2022** along with legal expenses and other charges due to the Secured Creditor from **SANDEEP JAIN (PROPREITOR, SANDEEP CABLES) and MEENU JAIN**.

The Reserve Price of the immovable Property(ies) will be **Rs. 91,00,000/- (Rupees Ninety One Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 9,10,000/- (Rupees Nine Lakh Ten 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. **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)

BUILT-UP ENTIRE FIRST FLOOR PORTION IN L-TYPE, WITHOUT ROOF/ TERRACE RIGHTS (i.e UPTO THE EXTENT OF CEILING LEVEL), AREA MEASURING 200 SQUARE YARDS APPROX i.e. 167.22 SQUARE METERS APPROX., ALONGWITH ITS WHOLE OF THE STRUCTURE OF FOUR PLUS ONE ROOM SET CONSTRUCTED IN PLINTH AREA MEASURING 125.42 SQUARE METERS, WITH COMMON PASSAGE, ENTRANCE, STAIRCASE, LIFT AND ONE CAR PARKING SPACE AND ONE SCOOTER PARKING SPACE ON GROUND FLOOR AND ALSO SHALL HAVE THE RIGHT TO USE THE ROOF OF THE TOP FLOOR FOR INSTALLATION/MAINTENANCE OF T.V ANTENA & WATER TANK THEREON, FITTED WITH ELECTRICITY AND WATER TAP CONNECTIONS WITH THEIR METERS INSTALLED THEREON, A PART OF BUILT-UP PROPERTY BEARING PROPERTY NUMBER D-119 (CONSTRUCTED ON OLD PLOT NUMBER 14), OUT OF KHASRA NUMBER 554 & 454 SITUATED IN THE ABADI OF SHAKARPUR, IN THE AREA OF VILLAGE MANDAWALI FAZALPUR, ILLAQA SHAHDARA, DELHI-110092 AND IS BOUNDED AS UNDER

EAST : ROAD 30 FEET WIDE**WEST : PROPERTY OF OTHERS****NORTH : PROPERTY OF OTHERS****SOUTH : GALI 8 FEET WIDE**

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 : 19.02.2022**Place : NEW DELHI****Sd/****Authorized Officer****INDIABULLS HOUSING FINANCE LIMITED**