

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 **09.11.2020** 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. 24,55,159/- (Rupees Twenty Four Lakh Fifty Five Thousand One Hundred Fifty Nine only)** towards Loan Account No. **HHLNOI00364736** respectively, by way of outstanding principal, arrears (including accrued late charges) and interest till **14.10.2020** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **15.10.2020** along with legal expenses and other charges due to the Secured Creditor from **VINIT KAPOOR AND POOJA KAPOOR**.

The Reserve Price of the immovable Property(ies) will be **Rs. 18,00,000/- (Rupees Eighteen Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 1,80,000/- (Rupees One Lakh Eighty 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

BUILT-UP UPPER GROUND FLOOR, UPTO CEILING LEVEL ONLY (WITHOUT ROOF RIGHTS), HAVING ITS AREA MEASURING 50 SQUARE YARDS i.e. 41.80 SQUARE METERS CONSISTING WHATSOEVER THEREON, WITH THE COMMON RIGHTS OF STAIRS, PASSAGE, ENTRANCE & OTHER COMMON FACILITIES, ALONG WITH THE RIGHTS TO GO ON THE ROOF OF TOP FLOOR FOR THE MAINTENANCE OF WATER TANK & T.V. ANTENNA ETC. FITTED WITH ELECTRICITY AND WATER CONNECTIONS WITH THEIR SEPARATE METERS IN RUNNING CONDITION, BEARING PROPERTY NO. 60 – A, OUT OF RECT. NO. 4, KILLA NO. 29 SITUATED AT VILLAGE KHUREJI KHAS, IN THE ABADI OF OLD ANARKALI, ILLAQA SHAHDARA, NEAR LAXMI NARAYAN MANDIR, DELHI – 110051 TOGETHER WITH PROPORTIONATE, UNDIVIDED, INDIVISIBLE AND IMPARTIBLE OWNERSHIP RIGHTS OF THE LAND UNDERNEATH WITH ALL ITS FREEHOLD RIGHTS, TITLES AND INTEREST OF THE SAID PROPERTY.

PLOT BOUNDED ON:

**EAST BY :OTHER'S PROPERTY NO. 61, WEST BY:OTHER'S PROPERTY
NORTH BY :ROAD 30 FEET WIDE , SOUTH BY:OTHER'S PROPERTY**

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 : 20.10.2020

Place : New Delhi

Sd/

Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED