

## 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 **29.07.2022 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. 61,90,325/- (Rupees Sixty One Lakh Ninety Thousand Three Hundred Twenty Five only)** pending towards the Loan Account No. **HLAPDMT00314188**, by way of outstanding principal, arrears (including accrued late charges) and interest till **21.06.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **22.06.2022** along with legal expenses and other charges due to the Secured Creditor from **REKHA AGGARWAL (CO-BORROWER, WIFE AS WELL AS LEGAL HEIR OF DECEASED MR. SUNIL- PROPRIETRIX OF GIANT SOUK), SUKRITI AGGARWAL, (LEGAL HEIR AS WELL AS DAUGHTER OF DECEASED MR. SUNIL AND GRAND DAUGHTER OF DECEASED CO-BORROWER ANGURI DEVI AGGARWAL @ ANGOORI DEVI), SUKROHI INTERNATIONAL LIMITED (THROUGH DIRECTORS), ROHIT AGGARWAL (CO-BORROWER AS WELL AS LEGAL HEIR OF DECEASED MR. SUNIL AND GRANDSON OF DECEASED BORROWER ANGURI DEVI AGGARWAL @ ANGOORI DEVI) and BHUNESH (MINOR SON OF DECEASED MR. SUNIL THROUGH HIS GUARDIAN MOTHER REKHA AGGARWAL AS WELL AS GRANDSON OF DECEASED CO- BORROWER ANGURI DEVI AGGARWAL @ ANGOORI DEVI).**

The Reserve Price of the immovable Property(ies) will be **Rs. 73,00,000/- (Rupees Seventy Three Lakh only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 7,30,000/- (Rupees Seven Lakh Thirty 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(IES)

**FREEHOLD RESIDENTIAL M.I.G. CATEGORY FLAT BEARING (C-1/11,SECTOR 15) NO.-11 ON THE FIRST FLOOR IN POCKET-1 OF BLOCK-C MEASURING 60 SQ. MTRS., SITUATED AT SECTOR-15 IN ROHINI RESIDENTIAL SCHEME, AT ROHINI, DELHI-110089**

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](http://www.indiabullshomeloans.com) and [www.auctionfocus.in](http://www.auctionfocus.in).

Date : 21.06.2022

Place : DELHI

Sd/

Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED