

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 **07.01.2021** 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. 232,41,60,733/- (Rupees Two Hundred and Thirty Two Crores Forty One Lakhs Sixty Thousand Seven Hundred and Thirty Three only)**, i.e. **Rs. 80,34,10,221/- (Rupees Eighty Crores Thirty Four Lakhs Ten Thousand Two Hundred and Twenty One only)**, **Rs. 67,34,25,565/- (Rupees Sixty Seven Crores Thirty Four Lakhs Twenty Five Thousand Five Hundred and Sixty Five only)** and **Rs. 84,73,24,947/- (Rupees Eighty Four Crores Seventy Three Lakhs Twenty Four Thousand Nine Hundred and Forty Seven only)** towards earlier Loan Account Nos. **S000240450, [now LAP0240450], S000240451 [now LAP0240451]** and **S000240667 [now LAP0240667]** respectively, by way of outstanding principal, arrears (including accrued late charges) and interest till **09.12.2020** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **10.12.2020** legal expenses and other charges along with pending Tax Deducted at Source of **Rs. 1,41,24,244/- (Rupees One Crore Forty One Lakh Twenty Four Thousand Two Hundred Forty Four only)**, i.e. **Rs. 76,13,167/- (Rupees Seventy Six Lakh Thirteen Thousand One Hundred Sixty Seven only)**, **Rs. 63,81,625/- (Rupees Sixty Three Lakh Eighty One Thousand Six Hundred Twenty Five only)** and **Rs. 1,29,452/- (Rupees One Lakh Twenty Nine Thousand Four Hundred Fifty Two only)**, towards earlier Loan Account Nos. **S000240450, [now LAP0240450] S000240451 [now LAP0240451]** and **S000240667 [now LAP0240667]** due to the Secured Creditor from **BLISS VILLA (DELHI) PVT. LTD., B. KAPOOR (GUARANTOR) and R. KAPOOR (GUARANTOR)**.

The Reserve Price of the immovable Property(ies) will be **Rs. 134,50,00,000/- (Rupees One Hundred Thirty Four Crore Fifty Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 13,45,00,000/- (Rupees Thirteen Crore Forty Five Lakh 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, Vanija 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 PIECES OR PARCELS OF LAND/ PROPERTIES AS UNDER TOGETHER WITH ALL PRESENT AND/ OR FUTURE STRUCTURES, BUILDINGS, FURNITURE, FIXTURES, FITTINGS, STANDING AND/ OR PLANT AND MACHINERY INSTALLED/ TO BE INSTALLED AND/ OR CONSTRUCTED/ TO BE CONSTRUCTED THEREON AND ALL PRESENT AND/ OR FUTURE RIGHTS, TITLE AND/ OR INTEREST OF BLISS VILLA (DELHI) PVT. LTD. THEREIN:

URBAN RESIDENTIAL PROPERTY BUILT ON PLOT NO. 49 (ADMEASURING ABOUT 1,031.29 SQ. MTR. i.e. EQUIVALENT TO ABOUT 1,233.30 SQ. YD.), BLOCK NO. 48, DIPLOMATIC ENCLAVE, NOW KNOWN AS PROPERTY NO. 18, SITUATED AT KAUTILYA MARG, NEW DELHI – 110021, COMPRISING OF 3 FLOORS i.e. GROUND FLOOR, FIRST FLOOR, AND SECOND FLOOR OWNED BY BLISS VILLA (DELHI) PVT. LTD. AND BUTTED AND BOUNDED BY IN THE:

NORTH BY : PLOT NO. 6**SOUTH BY : PLOT NO. 20 (VIETNAM EMBASSY)****EAST BY : KAUTILYA MARG****WEST 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 : 16.12.2020**Authorized Officer****Place : NEW DELHI****INDIABULLS HOUSING FINANCE LIMITED**