

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 **28.01.2021** 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. 268,92,58,143/- (Rupees Two Hundred and Sixty Eight Crores Ninety Two Lakhs Fifty eight thousand and One hundred Forty Three only)**, i.e. **Rs. 109,45,61,512 (Rupees One Hundred and Nine Crores Forty five Lakhs Sixty one Thousand Five Hundred and Twelve only)**, **Rs. 80,01,71,985/- (Rupees Eighty Crores One lakh, Seventy one Thousand Nine Hundred and Eighty five only)** and **Rs. 79,45,24,646/- (Rupees Seventy Nine Crores Forty five Lakhs Twenty four Thousand Six Hundred and Forty six only)** towards Loan Account Nos. **LAP0240519, LAP0240520 and LAP0240522** respectively, by way of outstanding principal, arrears (including accrued late charges) and interest till **07.01.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **08.01.2021** legal expenses and other charges along with pending Tax Deducted at Source of **Rs. 2,09,66,038/- (Rupees Two Crore Nine Lakh Sixty Six Thousand Thirty Eight only)**, i.e. **Rs. 81,86,870/- (Rupees Eighty One Lakh Eighty Six Thousand Eight Hundred Seventy only)**, **Rs. 63,89,584/- (Rupees Sixty Three Lakh Eighty Nine Thousand Five Hundred Eighty Four only)** and **Rs. 63,89,584/- (Rupees Sixty Three Lakh Eighty Nine Thousand Five Hundred Eighty Four only)**, towards Loan Account Nos. **LAP0240519, LAP0240520 and LAP0240522** respectively, due to the Secured Creditor from **BLISS HOUSE PVT. LTD., IMAGINE HABITAT PVT. LTD., IMAGINE RESIDENCE PVT. LTD., B. KAPOOR (GUARANTOR) and R. KAPOOR (GUARANTOR)**.

The Reserve Price of the immovable Property(ies) will be **Rs. 96,09,25,000/- (Rupees Ninety six crores nine Lakhs Twenty five thousand only)** and the Earnest Money Deposit ("EMD") will be **Rs. 9,60,92,500/- (Rupees Nine Crores sixty Lakhs Ninety two Thousand five hundred 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 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 HOUSE PVT. LTD. THEREIN:

50% UNDIVIDED SHARE OF URBAN RESIDENTIAL PROPERTY BUILT ON PLOT NO. 20 [i.e ABOUT 1,021.5 SQ MTR EQUIVALENT TO ABOUT 1221.7 SQ. YARDS OUT OF UNDIVIDED PLOT ADMEASURING ABOUT 2,043 SQ. MTR. EQUIVALENT TO 2,443 SQ. YD) (PREVIOUSLY KNOWN AS PLOT NO. 9, BLOCK NO. 48), SITUATED AT DIPLOMATIC ENCLAVE, SARDAR PATEL MARG, NEW DELHI – 110003, OWNED BY BLISS HOUSE PVT. LTD. AND BUTTED AND BOUNDED BY IN THE:

NORTH BY :PLOT NO. 19**SOUTH BY :PLOT NO. 21****EAST BY : SERVICE ROAD****WEST BY :SARDAR PATEL MARG**

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 : 08.01.2021**Place : NEW DELHI****Sd/****Authorized Officer****INDIABULLS HOUSING FINANCE LIMITED**