

APPENDIX IV A

[See proviso to Rule 8(6)]

Sale Notice for sale of immovable property(ies)

E-Auction Sale Notice for sale of immovable asset(s) 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 27.06.2022 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.

S. NO.	Loan Account No.	Amount Outstanding in Rs. (as on 17.05.2022)	Amount outstanding in Rs. (as on 18.05.2022)	Amount outstanding in Rs. (as on 24.05.2022)
1.	S000240239	63,63,29,319.13	NA	NA
2.	S000240242	211,81,21,109.82	NA	NA
3.	S000240244	57,06,22,553.32	NA	NA
4.	S000240240	NA	19,42,65,750.53	NA
5.	S000240243	NA	NA	326,94,51,713.00

by way of outstanding principal, arrears (including accrued late charges) and interest with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **18.05.2022** for Loan Account Nos. **S000240239, S000240242 & S000240244**; w.e.f. **19.05.2022** for Loan Account No. **S000240240**; and w.e.f. **25.05.2022** for Loan Account No. **S000240243**, along with legal expenses and other charges, along with pending Tax Deducted at Source of **Rs. 13,32,86,667/- (Rupees Thirteen Crore Thirty Two Lakh Eighty Six Thousand Six Hundred Sixty Seven only)** towards the Loan Account No. **S000240243**, due to the Secured Creditor from **SHIPRA ESTATE LIMITED, SHIPRA HOTELS LIMITED, SHIPRA LEASING PRIVATE LIMITED, SHIPRA HOTEL & BAR PRIVATE LIMITED, MOHIT SINGH, BINDU SINGH, SHIPRA SINGH, SWATI GARG, JUHI MOHIT SINGH, MASTER PRITHVI HARPAL SINGH (THROUGH HIS LEGAL GUARDIAN AND FATHER MR. MOHIT SINGH), REGALIA HOMES LLP and VERVE CONSTRUCTION LLP.**

The Loan Accounts from Serial No. 1 to 4 in table above, along with the underlying security(ies), including the immovable property(ies), had been assigned to and in favour of the Secured Creditor, acting in its capacity as Trustee of **EARC TRUST SC 439**, vide Assignment Agreement dated **30.09.2021** and Edelweiss Asset Reconstruction Company Limited has given its consent to Indiabulls Housing Finance Limited to issue the present Sale Notice.

The Reserve Price of the immovable Property(ies) will be **Rs. 182,00,00,000/- (Rupees One Hundred Eighty Two Crore only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 18,20,00,000/- (Rupees Eighteen Crore Twenty 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 **EARC TRUST-SC 439**, Account No. **000405124832** with **ICICI Bank Ltd (IFSC: ICIC0000004)**, having its branch at **Nariman Point, Mumbai** 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 THE 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/OR ALL THE PRESENT AND/OR FUTURE RIGHTS, TITLE AND/OR INTERESTS OF M/S. SHIPRA LEASING PRIVATE LIMITED THEREIN.

PLOT NO. 10/3 ADMEASURING 17994.44 SQ. MTRS. AT 10, VAIBHAV KHAND, INDIRAPURAM, GHAZIABAD , UP AND OWNED BY M/S. SHIPRA LEASING PRIVATE LIMITED AND THE SAME IS BOUNDED AS HEREUNDER IN THE:

EAST : ROAD**WEST : 80 FEET WIDE ROAD****NORTH : ROAD****SOUTH : GREEN BELT**

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 : 24.05.2022**Place : GHAZIABAD****Sd/****Authorized Officer****INDIABULLS HOUSING FINANCE LTD.**