

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 **06.06.2022** 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 25.04.2022)	Amount outstanding in Rs. (as on 22.04.2022)
1.	S000240239	62,72,77,929.47/-	NA
2.	S000240242	208,24,65,825.02/-	NA
3.	S000240244	56,25,05,801.62/-	NA
4.	S000241453	198,22,89,901.11/-	NA
5.	S000240240	18,95,34,485.07/-	NA
6.	S000241452	178,28,40,200.62/-	NA
7.	S000240243	NA	323,31,71,169.00/-

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. **23.04.2022** (LAN NO. **S000240243**) and w.e.f. **26.04.2022** (for the other 6 loan accounts) along with legal expenses and other charges due to the Secured Creditor from **SHIPRA HOTELS LIMITED, REGALIA HOMES LLP, VERVE CONSTRUCTION LLP, MOHIT SINGH, SHIPRA LEASING PRIVATE LIMITED, SHIPRA ESTATE LIMITED, SHIPRA HOTEL & BAR PRIVATE LIMITED, 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 6 in table above, along with the underlying security(ies), including the immovable property(ies), had been assigned to and in favour of Edelweiss Asset Reconstruction Company Limited (EARC), acting in its capacity as **Trustee of EARC TRUST SC 439**, vide Assignment Agreement dated **30.09.2021** and EARC has given its consent to Secured Creditor to issue this Sale Notice.

The Reserve Price of the immovable Property(ies) will be **Rs. 551,50,00,000/- (Rupees Five Hundred Fifty One Crore Fifty Lakhs only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 55,15,00,000/- (Rupees Fifty Five Crore Fifteen 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. **32180585427** with State Bank of India (IFSC: **SBIN0009995**), having its branch at **CAG Branch, Mumbai (Maharashtra)**, 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)**SCHEDULE-A**

[Description of the Secured Asset]

ALL THAT PIECES OR PARCELS OF PROPERTIES/UNIT(S)/ APARTMENT(S)/ FLAT(S) AS UNDER (EXCLUDING SHOP NO. 25, 39, 28 AND 29 ON FIRST FLOOR AND 23, 42 AND 56 ON LOWER GROUND FLOOR) (CONSTRUCTED/TO BE CONSTRUCTED) 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 ALL THE PRESENT AND/OR FUTURE RIGHTS, TITLE AND/OR INTERESTS OF "SHIPRA HOTELS LIMITED" THEREIN:

PLOT NO. 9 ADMEASURING 58814.71 SQ. MTRS. SITUATED AT VAIBHAV KHAND, INDIRAPURAM SCHEME AT GHAZIABAD, UTTAR PRADESH AND OWNED BY "SHIPRA HOTELS LIMITED" AND THE SAME IS BOUNDED AS HEREUNDER:

EAST : GDA LAND 80 FEET WIDE ROAD**WEST : GDA LAND 80 FEET WIDE ROAD****NORTH : GDA LAND 80 FEET WIDE ROAD****SOUTH : 100 MTRS. WIDE 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 : 29.04.2022**Sd/****Place : GHAZIABAD****Authorized Officer****INDIABULLS HOUSING FINANCE LTD.**