

**APPENDIX IV A**

[See proviso to Rule 8(6)]

**Sale Notice for sale of immovable property**

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) and Rule 9(1) 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 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 **10.08.2022** 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 following amounts:

S. NO.	Loan Account No.	Amount Outstanding in Rs.	As (on)	Further interest w.e.f.
1.	<b>S000240239</b>	66,03,21,227.26/-	07.07.2022	08.07.2022
2.	<b>S000240242</b>	221,19,99,810.03/-	07.07.2022	08.07.2022
3.	<b>S000240244</b>	59,21,37,079.61/-	07.07.2022	08.07.2022
4.	<b>S000241453</b>	210,55,92,721.86/-	07.07.2022	08.07.2022
5.	<b>S000240240</b>	20,47,47,971.66/-	07.07.2022	08.07.2022
6.	<b>S000241452</b>	190,47,15,080.53/-	07.07.2022	08.07.2022
7.	<b>S000240243</b>	331,77,55,856.00/-	11.07.2022	12.07.2022
	<b>Total</b>	<b>1099,72,69,746.95/-</b>		

The above amounts are towards outstanding principal, arrears (including accrued late charges).

The Loan Accounts from Serial No. 1 to 6 in table above, along with the underlying security, including the Immovable Property, have been assigned by Secured Creditor vide Assignment Agreement dated **30.09.2021**, to and in favour of Edelweiss Asset Reconstruction Company Limited, acting as **Trustee of EARC TRUST SC 439**. EARC has given its consent to the Secured Creditor to issue this Notice of Sale.

In addition to the above amounts as mentioned in the table, future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. dates as mentioned in table hereinabove along with legal expenses and other charges are due and payable to EARC (for Loan Accounts from Serial 1 to 6) and to the Secured Creditor (for Loan Account at Serial No. 7) from the borrowers, **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 and MASTER PRITHVI HARPAL SINGH (THROUGH HIS LEGAL GUARDIAN AND FATHER MR. MOHIT SINGH)**.

Additionally an amount of **Rs. 13,32,86,667/- (Rupees Thirteen Crore Thirty Two Lakh Eighty Six Thousand Six Hundred Sixty Seven only)** towards pending TDS is also due and payable to the Secured Creditor for the Loan Account at serial No. 7 from the above mentioned borrowers.

The Reserve Price of the immovable Property will be **Rs. 551,50,00,000/- (Rupees Five Hundred Fifty One Crore Fifty Lakh 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 **EARC TRUST-SC 439 – Corporate Account**, Account No. **'000405133409** with ICICI Bank Ltd (IFSC: **ICIC0000004**), having its branch at **Capital Market Division, Nariman Point, Mumbai - 400021** 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****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](http://www.indiabullshomeloans.com) and [www.auctionfocus.in](http://www.auctionfocus.in)

**Date : 21.07.2022**

**Place : Ghaziabad**

**Authorized officer**

**Indiabulls housing finance ltd.**