

**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 **20.01.2021** 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.6,65,21,534/- (Six Crore Sixty five Lakh Twenty one Thousand Five Hundred Thirty four only)** [i.e Rs. 3,39,51,864/- (Rupees Three Crore Thirty nine Lakhs Fifty one thousand eight hundred and sixty four only) towards Loan Account No.HLAPDCP00178221, and **Rs. 3,25,69,670 /- [Rupees Three Crore Twenty five Lakh Sixty nine Thousand six Hundred Seventy only]** towards Loan Account No. **HLAPDCP00177232** by way of outstanding principal, arrears (including accrued late charges) and interest till **11.12.2020** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **12.12.2020** along with legal expenses and other charges due to the Secured Creditor from **MR. PARAMJEET SINGH SEHRA, MR. AMARDEEP SINGH SEHRA, MR. SUCHA SINGH SEHRA and MRS. DILRAJ KAUR SEHRA.**

The Reserve Price of the immovable Property(ies) will be **Rs. 6,76,00,000/- (Rupees Six Crore Seventy Six Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 67,60,000/- (Rupees Sixty Seven Lakh Sixty Thousand 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**

**ALL THAT PIECE AND PARCEL OF LAND BEARING VILLA NO. 26 HAVING APPROXIMATELY SUPER BUILT UP AREA OF 7650 SQUARE FEET EQUIVALENT TO 710.70 SQUARE METERS ON A PLOT SIZE OF 956.8 SQUARE YARDS (APPROXIMATELY 800 SQUARE METERS) IN THE PROJECT KNOWN AS "TATVAM VILLAS", BLOCK Z, IN THE COLONY KNOWN AS "VIPUL WORLD", SECTOR – 48, GURUGRAM – 122002, HARYANA.**

**VILLA NO.26 IS BOUNDED AS UNDER:**

**EAST : 12 MTR. ROAD**

**WEST : GREEN AREA**

**NORTH : VILLA NO. 25**

**SOUTH : VILLA NO. 27**

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 : 14.12.2020**

**Place : GURUGRAM**

**Sd/**

**Authorized Officer**

**INDIABULLS HOUSING FINANCE LIMITED**