

APPENDIX IV-A

[See proviso to Rule 8(6)]

Sale Notice for sale of Immovable Property

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 mortgaged to **Indiabulls Housing Finance Ltd.** [CIN: **L65922DL2005PLC136029**] ("**Secured Creditor**"), the **physical possession** of which has been taken by the Authorized Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on **14.11.2022** from **02.00 P.M. to 04.00 P.M.**, for recovery of the following outstanding amounts:

S. No.	Loan Account No	Outstanding Amounts (Rs.) as on 11.10.2022	TDS Amount
1	S000240493	Rs.136,79,85,468/- (Rupees One Hundred Thirty Six Crores Seventy Nine Lakh Eighty Five Thousand Four Hundred Sixty Eight Only)	Rs. 2,70,50,119/- (Rupees Two Crore Seventy Lakh Fifty Thousand One Hundred Nineteen Only)
2	S000240494	Rs. 103,75,92,194/- (Rupees One Hundred Three Crores Seventy Five Lakh Ninety Two Thousand One Hundred Ninety Four Only)	Rs. 2,14,90,763/- (Rupees Two Crore Fourteen Lakh Ninety Thousand Seven Hundred Sixty Three Only)
3	S000240503	Rs. 9,36,98,982/- (Rupees Nine Crore Thirty Six Lakh Ninety Eight Thousand Nine Hundred Eighty Two Only)	Rs. 31,54,197/- (Rupees Thirty One Lakh Fifty Four Thousand One Hundred Ninety Seven Only)
4	S000240489	Rs. 13,49,54,917/- (Rupees Thirteen Crore Forty Nine Lakh Fifty Four Thousand Nine Hundred Seventeen Only)	Rs.16,58,622/- (Rupees Sixteen Lakh Fifty Eight Thousand Six Hundred Twenty Two Only)
5	S000240490	Rs. 4,19,22,620/- (Rupees Four Crore Nineteen Lakh Twenty Two Thousand Six Hundred Twenty Only)	Rs. 3,76,270/- (Rupees Three Lakh Seventy Six Thousand Two Hundred Seventy Only)

6	S000240491	Rs. 9,48,82,789/- (Rupees Nine Crore Forty Eight Lakh Eighty Two Thousand Seven Hundred Eighty Nine Only)	Rs. 13,11,246/- (Rupees Thirteen Lakh Eleven Thousand Two Hundred Forty Six Only)
7	S000240492	Rs. 64,95,20,612/- (Rupees Sixty Four Crore Ninety Five Lakh Twenty Thousand Six Hundred Twelve Only)	Rs. 90,91,924/- (Rupees Ninety Lakh Ninety One Thousand Nine Hundred Twenty Four Only)
TOTAL		Rs. 342,05,57,582/- (Rupees Three Hundred Forty Two Crores Five Lakh Fifty Seven Thousand Five Hundred Eighty Two only)	Rs. 6,41,33,141/- (Rupees Six Crore Forty One Lakh Thirty Three Thousand One Hundred Forty One only)

The above mentioned amounts are towards outstanding principal, arrears (including accrued late charges) against the respective Loan Accounts.

In addition to the above mentioned amounts, future interest in terms of the Loan Agreement(s) and other related loan document(s) w.e.f. dates as mentioned in the table, along with legal expenses and other charges are also due and payable to the Secured Creditors from the Borrowers/Co-Borrowers.

The Reserve Price of the Immovable Property will be **Rs. 270,00,00,000/- (Rupees Two Hundred Seventy Crores only)** and the Earnest Money Deposit (“**EMD**”) will be **Rs. 27,00,00,000/- (Rupees Twenty Seven Crore only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

LAND ADMEASURING 120 KANAL 0 MARLA OR 15.00 ACRES SITUATED IN THE REVENUE ESTATE OF VILLAGES FAZILPUR JHARSA & BADSHAHPUR, SECTOR 69, DISTRICT GURUGRAM, HARYANA, OWNED BY M/S. RED PARKS PVT LIMITED.

VILLAGE	RECT. NO.	KILLA NO.	AREA	
			KANAL	MARLA
FAZILPUR JHARSA	51	11/2	1	16
		19/2	3	0
		20	8	0
		21	8	0
		22	3	14
		TOTAL	24 KANAL 10 MARLA OR 3.062 ACRES	

FAZILPUR JHARSA	51	9/1	4	4
		TOTAL	4 KANAL 4 MARLA OR 0.525 ACRES	
FAZILPUR JHARSA	51	½	1	11
		10/1	4	18
		10/2	3	2
		2/2	0	5
		11/1	6	4
		TOTAL	16 KANAL 0 MARLA OR 2.0 ACRES	
FAZILPUR JHARSA	52	15/2	0	18
		16	3	17
		TOTAL	4 KANAL 15 MARLA OR 0.593 ACRES	
FAZILPUR JHARSA	52	6/1	0	11
		6/2	2	11
		6/3	1	14
		15/1	4	0
		TOTAL	8 KANAL 16 MARLA OR 1.10 ACRES	
BADSHAHPUR	42	1 MIN	1	3
		2 MIN	1	7
		9	8	0
		10	7	18
		11	6	13
		12	8	0
	43	6	1	1
		15	3	7
	42	19	8	0
		22	8	0
	65	2	8	0
		3MIN	0	6
		TOTAL	61 KANAL 15 MARLA OR 7.718 ACRES	
		GRAND TOTAL	120 KANAL 0 MARLA OR 15.00 ACRES SITUATED IN THE REVENUE ESTATE OF VILLAGES FAZILPUR JHARSA & BADSHAHPUR, SECTOR 69, DISTRICT GURUGRAM, HARYANA, OWNED BY M/S. RED PARKS PVT LIMITED	

in the project currently called Kore Tech Park constructed /to be constructed on the above land together with proportionate undivided share, right, title and/or interest in Land, common areas and common

facilities/amenities and the Power House/Electric Sub-station constructed thereon

OUT OF TOTAL LAND AREA OF 15 ACRE, 12 MTR. WIDE SERVICE ROAD FALLING UNDER LAND AREA ADMEASURING 871.024 SQ. MTR. AND 24 MTR. WIDE SECTOR ROAD FALLING UNDER 5855.67 SQ. MTR. LAND HAS BEEN TAKEN OVER AS PER DTCP MEMO NO. STP (G) 2019/3212 DTD 27.06.2019 IN LINE WITH APPROVED SECTOR PLAN.

BUT EXCLUDING:

All that pieces or parcels of Unit(s)/Property(ies)/Flat(s) 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 all the present and future title, interests and/or rights of M/s. Neil Maxinfra Pvt. Ltd. therein, (including the rights, interests, voting shares mentioned in the Amended Deed of Declaration dated 30.09.2020):

S.NO.	Unit(s)/ Property(ies)/ Flat(s) No.	Tower	Floor	Super Area (in Sq.fts.)	Carpet Area (in sq. fts.)
1	Ground Floor	4	Entire Ground	52,640	36,388
2	101	4	Entire First	55,332	37,753
3	201	4	Entire Second	57,163	39,280
4	301	4	Entire Third	57,426	39,664
5	401	4	Entire Fourth	57,426	39,664
6	501	4	Entire Fifth	57,242	39,394
7	601	4	Entire Sixth	53,328	36,074
Grand total				3,90,557	2,68,217

Entire seven (7) Units/Flats/Properties of Tower 4, having total super area admeasuring around 3,90,557 sq. fts. or 36283.93 sq. mtrs.. (i.e. 2,68,217 sq. fts. carpet area) in the aggregate, together with proportionate right to use the 1st basement (Tower no.4) , 2nd basement (Tower No. 4) , 3rd basement (Tower no. 4) and Mumty and Machine Room (Tower no. 4) and 519 number of car-parking spaces in the basements and 217 number of car parking spaces on the Ground and allocated/to be allocated for the aforesaid Unit(s)/Flat(s)/Property(ies) constructed on following land parcel as per the Part-Occupancy Certificate issued by DTCP on 08.11.2019:

VILLAGE	RECT. NO.	KILLA NO.	AREA	
			KANAL	MARLA
FAZILPUR JHARSA	51	11/2 Min	0	17
		20 Min	4	2
		TOTAL	4 KANAL 19 MARLA OR 0.61875 ACRES	
FAZILPUR JHARSA	51	1/2 Min	0	13
		10/1 Min	2	1
		10/2 Min	1	8
		11/1 Min	2	18
		TOTAL	7 KANAL 0 MARLA OR 0.875 ACRES	
FAZILPUR JHARSA	52	15/2/1	0	18
		16/1	3	17
		TOTAL	4 KANAL 15 MARLA OR 0.59375 ACRES	
FAZILPUR JHARSA	52	6/1/1	0	11
		6/2/1	2	11
		6/3/1	1	14
		15/1/1	4	0
		TOTAL	8 KANAL 16 MARLA OR 1.10 ACRES	
		GRAND TOTAL	25 KANAL 10 MARLA OR 3.1875 ACRES SITUATED IN THE REVENUE ESTATE OF VILLAGES FAZILPUR JHARSA & BADSHAHPUR, SECTOR 69, DISTRICT GURUGRAM, HARYANA, OWNED BY M/S.	

			RED PARKS PVT. LIMITED
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1.THE TOWER NO. 4 /UNIT(S)/PROPERTY(IES)/FLAT(S) IS/ARE EQUIPPED WITH THE FOLLOWING AMENITIES-

HVAC	CENTRALIZED PLANT IN BASEMENT
CHILLERS	3*450 (2W+1S) TR WATER COOLED CENTRIFUGAL CHILLER WITH VFD
CERTIFICATION	IGBC SILVER GREEN BUILDING
BUILDING MANAGEMENT SYSTEM	CENTRALIZED MEP CONTROL SYSTEM
ELEVATORS	8 PASSENGER ELEVATORS + 2 MRL BASEMENT TO GROUND FLOOR + 2 SERVICE LIFTS
AHUs	4 NOS. INDEPENDENT UNITS ON EACH FLOOR
POWER	11 KV FROM 33/11 KV SUBSTATION WITH 100% BACK-UP THROUGH DG SETS
TRANSFORMER	2*2000 KVA
DG SETS	2*1500 KVA & 1*1010 KVA + 1500 KVA (STANDBY)

2. THE ENTIRE TOWER NO. 4 HAS FLOOR AREA RATIO OF 29,410.88 SQ. MTR. I.E. 3,16,578.71 SQ. FT. AS PER OCCUPATION CERTIFICATE ISSUED BY THE OFFICE OF DIRECTOR, TOWN AND COUNTRY PLANNING DEPARTMENT, HARYANA VIDE MEMO NO. ZP-828/JD(RD)/2019/27453 DATED 08.11.2019.

3. TOWER NO.4 HAS THREE INTERNAL WINGS, BEING “A”, “B” AND “C”,WHICH ARE INTER-CONNECTED.

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. For bidding log on to www.auctionfocus.in

s/d

Date: **11.10.2022**
Place: **GURUGRAM**

AUTHORISED OFFICER
INDIABULLS HOUSING FINANCE LTD.

Detailed Terms and Conditions of Online Public Auction (e-Auction) for Sale of the Scheduled Property more particularly described in the Appendix IV-A, attached herewith.

Procedure for e-Auction:

- 1) All interested Bidder(s) shall be required to register on the e-Auction website, i.e. www.auctionfocus.in, using his/her Name, Address, Mobile Number and E-mail id. Upon verification of the concerned E-mail I'd, the interested bidder(s) can log on to the e-auction platform by using his/her username and password. Subsequent to login, a Tender Document will be visible on the e-Auction portal.
- 2) All interested Bidder(s) need to fill the Tender Document available online on the e-Auction website, i.e. www.auctionfocus.in with all details sought in the Tender Document provided by the Auctioneer.
- 3) The Tender Document shall be accompanied by Earnest Money Deposit ("**EMD**") equivalent to 10% of the Reserve Price declared by the Auctioneer, which EMD is to be paid by DD/ RTGS/ NEFT or through any other proper banking channels to the credit and in favour of "**INDIABULLS HOUSING FINANCE LIMITED**"; Account No. **00000040428645185** with **State Bank of India**, having its branch at **COM. BR. GURGAON (04079)** and IFSC: **SBIN0004079**. Thereafter, the interested Bidders shall be required to upload their KYC documents, and/or other relevant documents, along with the proof of EMD, which shall be duly verified by the Auctioneer.
- 4) The Scheduled Property shall not be sold at a price lower than the prescribed Reserve Price.
- 5) The successful bidder(s) 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. Upon receipt of 25% amount of the sale price, the Auctioneer will issue a Letter of Confirmation in favour of the successful bidder(s), thereby confirming the sale of the Scheduled Property. The remaining balance of the Sale Price shall be paid within 15 days from the date of confirmation of sale, or such other extended period as may be agreed upon in writing between the parties, however, in any case, not exceeding three months from the date of the confirmation of sale. In an event of default in payment of any of these amounts, or if the sale could not be completed by reason of default on part of the successful Bidder(s), the Auctioneer shall be entitled to forfeit all amounts paid by the successful Bidder(s) along with an absolute discretion to put up the Scheduled Property for re-

auction/ resale, and such defaulting Bidder(s) shall forfeit all claims with respect to the Scheduled Property, or to any part of the sum for which the Scheduled Property may be subsequently sold.

- 6) That on receipt of the balance amount of the bid tendered, the Auctioneer will issue Sale Certificate under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 9(6) of the Security Interest (Enforcement) Rules, 2002.

Other Terms and Conditions:

- 1) The decision of the Auctioneer with respect to the declaration of successful Bidder(s) shall be final and binding on all Bidder(s).
- 2) The Auctioneer shall be at a liberty to cancel the Auction at any time, before declaring the successful Bidder(s), without assigning any reason.
- 3) The EMD of unsuccessful Bidder(s) will be refunded within 15 days of closure of e-Auction, as per the details provided by such Bidder(s) in the "Tender Document". The Bidder(s) will not be entitled to claim any interests, costs, expenses and/ or any other charges, if any.
- 4) In case of any dispute arising as to the validity of bid, amount of bid, EMD, eligibility of Bidder(s), authorisation of person(s) representing Bidder(s), etc., the interpretation and decision of the Auctioneer shall be final and binding on all Bidder(s). In such an eventuality, the Auctioneer shall in its sole discretion be entitled to call off the instant auction and may again put the Scheduled Property to sale on such date and time, as may be decided by the Auctioneer.
- 5) The Auctioneer has an absolute right and discretion to accept or reject any or all bid(s), or to adjourn/ postpone/ cancel the auction, or to modify the terms and conditions of the auction, without assigning any reason or providing prior notice.
- 6) The auction will be an online e-Auction conducted on the Auction Website i.e. www.auctionfocus.in, from **02:00 PM** to **04:00 PM** with automated extensions of 5 minutes each. However, the Auctioneer, at its discretion, may decide to extend the time of Auction.
- 7) The Scheduled Property is strictly offered for sale on "**AS IS WHERE IS**", "**AS IS WHAT IS**" and "**WHATEVER THERE IS**" basis. The Auctioneer, thus, does not undertake any liability to procure any permission/ license, NOC, etc., in respect of the Scheduled Property offered for sale. The Auctioneer is also not liable for outstanding

dues of water bills, service charges, transfer fees, electricity dues, dues of Municipal Corporation/ local authority/ CHS and/ or other dues, taxes, if any, with respect to the Scheduled Property.

- 8)** Bidder(s) are advised, in their own interest, to verify the area of the premises of the Scheduled Property, and any outstanding dues like Sales Tax, Excise Duties, etc., from respective authorities, to their own satisfaction, before submitting the bid.
- 9)** The successful Bidder(s) will be required to bear all necessary expenses like stamp duties, registration expenses, etc., for transfer of the Scheduled Property in the name of such successful Bidder(s).
- 10)** The Auctioneer reserves its right to accept or reject any or all bids, without giving any notice or assigning any reason thereof.
- 11)** Please note that the Sale Certificate shall only be issued in the name of the successful Bidder(s), in whose name the bid is submitted.
- 12)** Words and expressions used herein shall have the same meaning, respectively, as assigned in the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and the Security Interest (Enforcement) Rules, 2002.