

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 **20.06.2022** 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 **Rs. 1,93,45,023/- (Rupees One Crore Ninety Three Lakh Forty Five Thousand Twenty Three only)**, i.e. **Rs. 1,18,27,470/- (Rupees One Crore Eighteen Lakh Twenty Seven Thousand Four Hundred Seventy only)** pending towards Loan Account No. **HLAPCHA00217155** and **Rs. 75,17,553/- (Rupees Seventy Five Lakh Seventeen Thousand Five Hundred Fifty Three only)** pending towards Loan Account No. **HLAPCHA00307997**, by way of outstanding principal, arrears (including accrued late charges) and interest till **09.05.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **10.05.2022** along with legal expenses and other charges due to the Secured Creditor from **SUMIT RAWAT (PROPRIETOR, MAA PARWATI ASSOCIATES), DIWAN SINGH RAWAT, POOJA RAWAT and PARWATI DEVI with GOPAL SINGH & SURENDRA SINGH as GUARANTORS.**

The Reserve Price of the immovable Property(ies) will be **Rs. 2,30,00,000/- (Rupees Two Crore Thirty Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 23,00,000/- (Rupees Twenty Three 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)

NON-AGRICULTURAL LAND BEARING KHATA NO. 38, KHET/KHASRA NO. 142/4 MIN (AREA 2 BISHWA) 0.006 HECT. 171 MIN (AREA 6 BISHWA) 0.019 HECT., 197/4 MIN (AREA 1 BIGHA 12 BISHWA) 0.101 HECT. TOTAL AREA 0.126 HECT. SITUATED IN VILLAGE HARIPUR PURANAND, PARGANA BHAWAR CHA KHATA, HALDWANI- 263139 (vide Sale Deed dated 28.12.1990), UTTRAKHAND AND WHICH IS BOUNDED AS UNDER:-

NORTH : REST LAND OF SELLER THEN LAND OF MOHAN SINGH

SOUTH : LAND OF MR. HARI SINGH RUTTELA

EAST : REST LAND OF SELLER

WEST : GENERAL ROAD

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 : 10.05.2022

Place : HALDWANI

Sd/

Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED