

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 **symbolic 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 **31.12.2020** 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. 1,06,93,270/- (Rupees One crore six lakhs ninety three thousand two hundred and seventy only)** towards Loan Account No. **HLAPLAJ00388142** by way of outstanding principal, arrears (including accrued late charges) and interest till **27.11.2020** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **28.11.2020** along with legal expenses and other charges due to the Secured Creditor from **Apna Palace Hotels Pvt. Ltd , Chetan Rathore, Payal Rathore, Apna Swagat Marriage Garden, Mahendra Rathore, Kusum Rathore.**

The Reserve Price of the immovable Property(ies) will be **Rs. 92,00,000/- (Rupees Ninety two lakhs only)** and the Earnest Money Deposit (**“EMD”**) will be **Rs. 9,20,000/- (Rupees Nine lakhs twenty 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(ies)

HOUSE NO. 5 AREA MEASURING 1105.5 SQUARE FEET EQUIVALENT TO 102.74 SQUARE METERS SITUATED IN STREET NO. 4, RAJ MOHALLA, INDORE – 152001, MADHYA PRADESH WHICH IS BOUNDED AS FOLLOWS:-

EAST : HOUSE OF SANURAM	NORTH : ROAD
WEST : HOUSE OF SHIKHARCHAND JAIN	SOUTH : STREET

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**.

Sd/-

Date : 30.11.2020

Authorized officer

Place: INDORE

INDIABULLS HOUSING FINANCE LTD