

**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 **19.03.2021** 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. 2,50,97,301/- [ Rupees Two Crore Fifty Lakh Ninety Seven Thousand Three Hundred One only]** i.e **Rs. 1,60,01,020/- [ Rupees One Crore Sixty Lakh One Thousand Twenty only]** towards Loan Account No. **HHEJPU00273306** and **Rs. 90,96,281/- [ Rupees Ninety Lakh Ninety Six Thousand Two Hundred Eighty One only]** towards Loan Account No. **HHLJPU00273227** by way of outstanding principal, arrears (including accrued late charges) and interest till **09.02.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **10.02.2021** along with legal expenses and other charges due to the Secured Creditor from **HEMANT KUMAR TANK ALIAS HEMENT KUMAR TANK, ASHA TANK PROPRIETOR ASHA ELECTRICALS, SONALI TANK, MANALI TANK and SHARAD KUMAR TANK .**

The Reserve Price of the immovable Property(ies) will be **Rs. 1,86,00,000 /- (Rupees One Crore Eighty Six Lakh only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 18,60,000/- (Rupees Eighteen 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, Vanija 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**

**PLOT NO. – 73 (EAST FACING) MEASURING EAST TO WEST 98 FEET AND NORTH TO SOUTH 30 FEET, HAVING TOTAL AREA OF 273.12 SQUARE METER SITUATED IN VIDYUT NAGAR – B, AJMER ROAD, WARD NO. 3, JAIPUR – 302021, RAJASTHAN AND WHICH IS BOUNDED AS FOLLOWS:-**

**EAST : 30 FEET WIDE ROAD  
NORTH : PLOT NO. 74**

**WEST : OTHER'S PROPERTY  
SOUTH : PLOT NO. 72.**

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 : 10.02.2021  
Place : JAIPUR**

**Sd/  
Authorized Officer  
INDIABULLS HOUSING FINANCE LIMITED**