

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 **08.04.2022** 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. 6,79,51,978/- (Rupees Six Crore Seventy Nine Lakh Fifty One Thousand Nine Hundred Seventy Eight only)** i.e. **Rs. 3,65,88,255/- (Rupees Three Crore Sixty Five Lakh Eighty Eight Thousand Two Hundred Fifty Five only)** pending towards Loan Account No. **HHEJOD00430725**; and **Rs. 3,13,63,723/- (Rupees Three Crore Thirteen Lakh Sixty Three Thousand Seven Hundred Twenty Three only)** pending towards Loan Account No. **HHLJOD00429641**, by way of outstanding principal, arrears (including accrued late charges) and interest till **23.02.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **24.02.2022** along with legal expenses and other charges due to the Secured Creditor from **RAJ RISHI STEELS (THROUGH ITS PARTNERS), VIKAS LILA, VIKRAM KUMAR LILA @ VIKRAM K LILA, AMIT LILA @ AMIT, GANPATI (THROUGH ITS PARTNERS), RITU LILA and PURUSHOTTAM DASS LILA**

The Reserve Price of the immovable Property(ies) will be **Rs. 7,00,00,000/- (Rupees Seven Crore only)** and the Earnest Money Deposit ("EMD") will be **Rs. 70,00,000/- (Rupees Seventy 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)

ALL THAT PIECE AND PARCEL OF PROPERTY BEARING RESIDENTIAL HOUSE/ PLOT NO. E-32A, MEASURING (40FEET * 120 FEET) 4800 SQ. FEET (533.33 SQ YARDS), COMPRISING TWO STORY HOUSE , BUILT-UP AREA OF 1750 SQ. FEET AT GROUND FLOOR, AND 1750 SQ. FEET AT 1ST FLOOR, WITH R.C.C ROOF TOP, AND WITH 200 SQ. FEET CAR PARKING, SITUATED AT SHASTRI NAGAR, MASURIYA SECTOR, SECTION 4, JODHPUR, RAJASTHAN. THE LAND HOUSE IS BOUNDED AS UNDER.

NORTH : PLOT NO. 26 AND 27
SOUTH :150 FT. WIDE ROAD
EAST : PLOT NO. E-32-B, AND LAND NO. 31
WEST :PLOT LAND NO. 33

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 : 02.03.2022
Place : JODHPUR

Sd/
Authorized Officer
INDIABULLS HOUSING FINANCE LIMITED