

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 **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" and "whatever there is" basis on **17.03.2023** from 02.00 P.M. to 04.00 P.M., for recovery of **Rs. 36,32,265/- (Rupees Thirty Six Lakh Thirty Two Thousand Two Hundred Sixty Five only)** pending towards Loan Account No. **HHLKAN00394622**, by way of outstanding principal, arrears (including accrued late charges) and interest till **07.02.2023** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **08.02.2023** along with legal expenses and other charges due to the Secured Creditor from **Rohit Ghosh and Munmun Ghosh**.

The Reserve Price of the Immovable Property will be **Rs. 48,67,000/- (Rupees Forty Eight Lakh Sixty Seven Thousand only)** and the Earnest Money Deposit ("EMD") will be **Rs. 4,86,700/- (Rupees Four Lakh Eighty Six Thousand Seven Hundred only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Flat No. 201 having covered area of 108.65 Sq. Mtrs. on the 2nd Floor constructed upon Plot No. 9, Block "C", Scheme No. 2, Sujatganj, Shyam Nagar, Kanpur Nagar, commonly known as "Silver Line Apartments" alongwith undivided proportionate share in Land 46.78 Sq. Mtrs., Shyam Nagar, Kanpur – 208013, Uttar Pradesh and which is bounded as under:-

East : Plot No. 08
West : Flat No. 202
North : Common passage, stairs and lift
South : 150 Feet 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. For bidding, log on to www.auctionfocus.in

Date : 07.02.2023

Place : KANPUR

Sd/

Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED