

“APPENDIX- IV-A

[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

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 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 **31.08.2020** 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. 2,96,29,622/- (Rupees Two Crore Ninety Six Lakh Twenty Nine Thousand Six Hundred Twenty Two only)**, i.e. **Rs. 57,51,006/- (Rupees Fifty Seven Lakh Fifty One Thousand Six only)** and **Rs. 2,38,78,616/- (Rupees Two Crore Thirty Eight Lakh Seventy Eight Thousand Six Hundred Sixteen only)** towards **Loan Account Nos. HHEKLM00448034 and HHLKLM00447677** respectively, by way of outstanding principal, arrears (including accrued late charges) and interest till **10.08.2020** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **11.08.2020** along with legal expenses and other charges due to the Secured Creditor from **SANJEEV AGARWAL, SRABANI AGARWAL and SHREEMOYEE.**

The Reserve Price of the immovable Property(ies) will be **Rs. 2,70,00,000/- (Rupees Two Crore Seventy Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 27,00,000/- (Rupees Twenty Seven 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. 114505001412 with ICICI Bank Ltd. (IFSC: ICIC0001145), having its branch at B1 and B2, Vanijya Nikunj, Enkay Tower, Phase V, Udyog Vihar, 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)

ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF FLATS ON GROUND FLOOR (MEASURING ABOUT 996 SQ. FT.), FIRST FLOOR (MEASURING ABOUT 996 SQ. FT.) AND SECOND FLOOR (MEASURING ABOUT 660 SQ. FT.), INCLUDING ROOF, WITH COMMON RIGHT IN COMMON AREAS AND FACILITIES OF THE BUILDING/ PREMISES ON PLOT NO. 10 (MEASURING ABOUT 2 COTTAH 1 CHITTACK AND 19 SQ. FT. I.E. 1,504 SQ. FT. APPROX.), MUNICIPAL PREMISES NO. 45, BALLYGUNGE TERRACE (FORMERLY MUNICIPAL PREMISES NO. 124, KANKULIA ROAD), WITHIN THE LIMITS OF KOLKATA MUNICIPAL CORPORATION, P. S. LAKE, DIST. SOUTH 24 PARGANAS, KOLKATA – 700029 (W. BENGAL).

BOUNDED ON:

NORTH BY : BALLYGUNGE TERRACE
SOUTH BY : PREMISE NO. 43, BALLYGUNGE TERRACE
EAST BY : BALLYGUNGE TERRACE
WEST BY : PREMISE NO. 47A, BALLYGUNGE TERRACE

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.auctions.magicbricks.com.

Date : 12.08.2020
Place : KOLKATA

SD/-
AUTHORIZED OFFICER
INDIABULLS HOUSING FINANCE LTD.