

“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 mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of **Indiabulls Housing Finance Ltd. [CIN: L65922DL2005PLC136029]**, the Secured Creditor, will be sold on “as is where is”, “as is what is”, “whatever there is” and “without any recourse” basis on **22.01.2020**, for recovery of **Rs. 2,45,53,874 /-** (Rupees Two Crore Forty Five Lakh Fifty Three Thousand Eight Hundred Seventy Four Only) against **Loan Account No. HHLKLM00447677**, by way of outstanding principal, arrears (including accrued late charges) and interest till **13.12.2019** along with applicable future interest in terms of the loan agreement w.e.f. **14.12.2019**, due to the Secured Creditor from **SANJEEV AGARWAL AND SRABANI AGARWAL PROPRIETOR OF SHREE MOYEE**. The Reserve Price for the auction of the Property is **Rs. 3,00,00,000/- (Rupees Three Crore(s) Only)** and the Earnest Money Deposit is be **Rs. 30,00,000/- (Rupees Thirty Lakh Only)** i.e. 10% of the Reserve Price, which shall be deposited through DD/ RTGS/ NEFT to the credit of “**INDIABULLS HOUSING FINANCE LTD.**”, in **HDFC BANK Account No. 00030340054538, MICR: 110240001, IFSC: HDFC0000003, G-3-4, Suryakiran Building, 19, Kastuba Gandhi Marg, New Delhi - 110001** branch, before submitting the tender online. The successful bidder shall deposit 25% of the Sale Price (less 10% EMD amount paid with the Tender) at the time of acceptance of Bid i.e. either on the same day or not later than the next working day. The balance 75% of the Sale Price is required to be deposited within 15 days from the date of acceptance of the Tender.

**SCHEDULE A
[DESCRIPTION OF THE PROPERTIES]**

ALL THAT THE GROUND FLOOR MEASURING ABOUT 996 SQ. FT. AND THE FIRST FLOOR MEASURING ABOUT 996 SQ. FT. AND THE SECOND FLOOR MEASURING ABOUT 660 SQ. FT. ALONG WITH COMMON RIGHT IN THE COMMON AREAS AND FACILITIES OF THE SAID BUILDING/SAID PREMISES INCLUDING THE ROOF TOGETHER WITH ALL THAT PIECE AND PARCEL OF LAND MEASURING ABOUT 2 COTTAHA 1 CHITAKS AND 19 SQ. FT. EQUIVALENT TO 1504 SQ. FT. MORE OR LESS BEING PLOT NO.-10 COMPRISED IN PRESENT MUNICIPAL PREMISES NO.-45, BALLYGUNGE TERRACE (PREVIOUSLY MUNICIPAL PREMISES NO.-124, KANKULIA ROAD) POLICE STATION-LAKE, KOLKATA-700029, DISTRICT: SOUTH 24 PARGANAS WITHIN THE JURISDICTION OF THE KOLKATA MUNICIPAL CORPORATION WHICH IS BUTTED AND BOUNDED IN THE MANNER FOLLOWING THAT IS TO SAY:

**NORTH : BALLYGUNGE TERRACE
SOUTH : PREMISES NO. 43, BALLYGUNGE TERRACE
EAST : BALLYGUNGE TERRACE
WEST : 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. <https://eauction.npasource.com> and www.indiabullshomeloans.com.

**Date : 16.12.2019
Place : KOLKATA**

**SD/-
AUTHORIZED OFFICER
INDIABULLS HOUSING FINANCE LTD.**