

“APPENDIX- IV-A

[See proviso to rule 8 (6)]

Sale notice for sale of immovable Property

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 mortgaged/ charged to **Indiabulls Housing Finance Ltd. [CIN: L65922DL2005PLC136029]** (“Secured Creditor”), the **physical 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 **29.08.2022** 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. 49,86,267/- (Rupees Forty Nine Lakh Eighty Six Thousand Two Hundred Sixty Seven only)** pending towards **Loan Account No. HHLKOL00104875**, by way of outstanding principal, arrears (including accrued late charges) and interest till **15.07.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **16.07.2022** along with legal expenses and other charges due to the Secured Creditor from **Mr. Amit Kumar Chakraborty (Proprietor M/S. Creative Creator) and Mrs. Sumana Chakraborty @ Sumana Roy.**

The Reserve Price of the Immovable Property will be **Rs. 40,00,000/- (Rupees Forty Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 4,00,000/- (Rupees Four 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 LIMITED, Account No. 00000040428645185** with State Bank of India (IFSC: **SBIN0004079**), having its branch at **COM. BR. GURGAON(04079)**, 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

All that self-contained complete Residential Unit/Flat No. C – 105, containing a super built up area of 1058 Square Feet (marble flooring) more or less on a portion on the First Floor of the Building being Block – C, Premises No. 117 A, Santosh Roy Road, Kolkata – 700008 & covered car parking space on Ground Floor, measuring about 120 Square Feet constructed on land measuring about more or less 02 bigha 04 cottah 08 chittack 32 Square Feet be the same little more or less together with Residential Building comprising, lying and situate at Magura-Magura, Mouza Sarkalet, J.L.No. 14, Touzi No. 411, Revenue Survey No. 183 and 261 comprising in Dag No. 394/424 recorded in Khatian No. 7 and portion of Dag No. 394 recorded in Khatian No. 214 and portion of Dag No. 395 recorded in Khatian No. 7, P.S. Thakurpukur, Sub Registration Office at Alipore, Addl. Sub Registry Office – Alipore, in The District of South – 24 Parganas, alongwith undivided proportionate share on the land underneath the said Flat alongwith all common easement rights of common area, passages, installations, and accessories of the said Premises No. 117 A, Santosh Roy Road, P.S. Thakurpukur, Kolkata – 700008 Under K.M.C. Ward No. 123, including the joint and impartible ownership and or interest in the said plot of land.

The Land on which Unit/Flat No. C – 105 is situated, is bounded as under:-

- On the South : By now and lately each Premises Numbers 77, 71 and 81/1, Santosh Roy Road, Kolkata and partly by K.M.C, Santosh Roy Road. 20 feet wide road Adineth Banerjee**
- On the East : By now and lately each Premises Numbers 93/2, 93/1/1 & 117 A, Santosh Roy Road, Kolkata**
- On the West : By now and lately each Premises numbers 77, 120A and 117A, Santosh Roy Road, Kolkata.**

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 : 18.07.2022
Place : KOLKATA

Sd/-
Authorized officer
Indiabulls Housing Finance Limited