

“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 **24.12.2021** 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. 49,81,624/- (Rupees Forty Nine Lakh Eighty One Thousand Six Hundred Twenty Four only)** pending towards **Loan Account No. HHLKOL00183959**, by way of outstanding principal, arrears (including accrued late charges) and interest till **10.11.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **11.11.2021** along with legal expenses and other charges due to the Secured Creditor from **ANINDYA SUBHRO BISWAS and MOUSUMI SINHA**.

The Reserve Price of the immovable Property(ies) will be **Rs. 32,00,000/- (Rupees Thirty Two Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 3,20,000/- (Rupees Three Lakh Twenty Thousand 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 FLAT NO. 5 (TILOTTOMA) MEASURING 1016 SQUARE FEET SUPER BUILT UP AREA ON 3RD FLOOR (SOUTH-EAST SIDE) ALONGWITH ONE CAR PARKING SPACE MEASURING ABOUT 130 SQUARE FEET ON THE GROUND FLOOR OF THE G + 3 STORIED BUILDING BEING PREMISES NO. K.M.C. PREMISES NO. 416 SITUATED ON ALL THAT PIECE AND PARCEL OF BASTU LAND MEASURING ABOUT 03 COTTAHS 03 CHITTACKS 23 SQUARE FEET BE THE SAME A LITTLE MORE OR LESS, ASSESSEE NO. 31-109-06-0416-1, CORRESPONDING MOUZA-KALIKAPUR, J.L. NO.20, R.S. NO. 2, DISTRICT COLLECTORATE TOUZI NO.s 3,4,5 & 12, POLICE STATION-FORMERLY TOLLYGUNGE THEREAFTER JADAVPUR THEN KASBA NOW PURBA JADAVPUR, C.S. KHATIAN NO. 155, C.S. DAG NO. 306/316, R.S. KHATIAN NO. 169, R.S. DAG NO. 361, WITHIN THE DISTRICT SOUTH 24 PARGANAS, WITHIN KOLKATA MUNICIPAL CORPORATION, WARD NO. 109, DISTRICT SOUTH 24 PARGANAS, KOLKATA – 700099, WEST BENGAL TOGETHER WITH UNDIVIDED PROPORTIONATE IMPARTIBLE SHARE OR INTEREST IN THE SAID LAND OF THE PREMISES ATTRIBUTABLE TO THE SAID FLAT, ALONGWITH PROPORTIONATE RIGHT IN COMMON AREAS.

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: 15.11.2021
Place: KOLKATA

Sd/-
Authorized officer
Indiabulls Housing Finance Limited