

“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 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 **20.03.2021** 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. 21,32,825/- (Rupees Twenty One Lakh Thirty Two Thousand Eight Hundred Twenty Five only)** towards **Loan Account No. HHLKOL00404696** by way of outstanding principal, arrears (including accrued late charges) and interest till **10.02.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **11.02.2021** along with legal expenses and other charges due to the Secured Creditor from **SUBHADEEP SAHA, and SANCHALISEAL**.

The Reserve Price of the immovable Property(ies) will be **Rs.14,00,000/- (Rupees Fourteen Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 1,40,000/- (Rupees One Lakh Forty 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. 114505001412 with ICICI Bank Ltd. (IFSC: ICIC0001145), having its branch at B1 and B2, Vanijya Nikunj, Enkay Tower, Udyog Vihar, Phase V, 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 FLAT BEING FLAT NO. 305, ON THE 3RD FLOOR, NORTH WEST SIDE, MEASURING BUILT-UP AREA 610 SQ. FEET MORE OR LESS CONSISTING OF 2 BED ROOMS, 1 LIVING CUM DINING SPACE, 1 KITCHEN, 1 TOILET & 1 BALCONY, OF THE SAID BUILDING KNOWN AS “MOHAN KUNJ” , TOGETHER WITH PROPORTIONATE SHARE AND INTEREST IN THE LAND AND BUILDING MEASURING 4 COTTAHS 13 CHITTACKS 27 SQ. FT. MORE OR LESS TOGETHER WITH G+4 STORIED BUILDING THEREON AT MOUZA- GARUI, P.S DUM DUM, DAG NO. 335. LR DAG NO. 30, KHATIAN NO. 354, L.R KHATIAN NO. 42 & 2226, JL NO. 16, R.S NO. 24, TOUZI NO. 172 WITHIN THE LOCAL LIMITS OF SOUTH DUM DUM MUNICIPALITY, BEING MUNICIPAL HOLDING NO. 6, VIVEKANAND PALLY, WARD NO. 2, UNDER ADDITIONAL DISTRICT SUB-REGISTRY OFFICE COSSIPORE DUM DUM, IN THE DISTRICT 24 PARAGANAS (NORTH) TOGETHER WITH ALL EASEMENT RIGHTS APPERTAINING THERETO AND BOUNDED AS UNDER:-

NORTH : 8 FEET WIDE ROAD
SOUTH : PROPERTY OF OTHERS.
EAST : 18 FEET MUNICIPAL ROAD
WEST : 8 FEET COMMON PASSAGE

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: 11.02.2021
Place: KOLKATA

Sd/-
Authorized officer
Indiabulls Housing Finance Limited