

**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(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. 34,54,998/- (Rupees Thirty Four Lakh Fifty Four Thousand Nine Hundred Ninety Eight only)** towards Loan Account No. **HHLCHD00342451** by way of outstanding principal, arrears (including accrued late charges) and interest till **29.07.2020** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **30.07.2020** along with legal expenses and other charges due to the Secured Creditor from **JAYDIP SINGH @ JAIDEEP SINGH SOLANKI, SADHANA KANVAR @ SADHANA SOLANKI** and **RAJ SHREE HOSTEL (THROUGH ITS PROPRIETOR)**.

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. **114505001412** with **ICICI Bank Ltd.** (IFSC: **ICIC0001145**), having its branch at **B1 and B2, Vanija 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**

**ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF FLAT NO. 903 (3 B.H.K.) (CARPET AREA OF 840.23 SQ. FT., BUILT UP AREA OF 1,021.56 SQ. FT. AND SUPER BUILT UP AREA OF 1,368 SQ. FT.) (WITH ONE COVERED CAR PARKING), ON NINTH FLOOR, IN PROJECT CALLED "VIVANTA" (DEVELOPED BY GOLDENDUNES BUILDHOME PVT. LTD.), AT C1/A (ADMEASURING 5,964.20 SQ. MTR.), BALAJI MARKET YOJNA, OPP. MAHAVEER NAGAR FIRE STATION, SHRINATHPURAM, KOTA – 324005 (RAJASTHAN).**

**FLAT BOUNDED ON:****NORTH BY : OPEN AREA****SOUTH BY:FLAT NO. 902****EAST BY :CORRIDOR****WEST BY:OPEN AREA****PLOT BOUNDED ON:****NORTH BY:PUBLIC UTILITY****SOUTH BY:80' WIDE ROAD****EAST BY:PLOT NO. C1/B****WEST BY:120' WIDE ROAD****PLOT MEASURING IN:****NORTH:24 MTR. AND 45.5 MTR.****SOUTH:63 MTR.****EAST:77.65 MTR.****WEST:102.30 MTR.****TOTAL:5,964.20 SQ. MTR.**

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. <https://www.indiabullshomeloans.com> AND <https://eauction.npasource.com>

**Date : 29.07.2020****Place : KOTA****Sd/****Authorized Officer****INDIABULLS HOUSING FINANCE LIMITED**