

**“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 **27.10.2022** 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. 50,34,344/- (Rupees Fifty Lakh Thirty Four Thousand Three Hundred Forty Four only)** i.e. **Rs. 44,66,438/- (Rupees Forty Four Lakh Sixty Six Thousand Four Hundred Thirty Eight only)** pending towards **Loan Account No. HLAFLUD00308099**; and **Rs. 5,67,906/- (Rupees Five Lakh Sixty Seven Thousand Nine Hundred Six only)** pending **Loan Account No. HLAFLUD00495898**, by way of outstanding principal, arrears (including accrued late charges) and interest till **08.09.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **09.09.2022** along with legal expenses and other charges due to the Secured Creditor from **Neeraj Kumar Jain (Proprietor, Rishabh Enterprises) And Vibha Jain (Proprietor, Adinath Trading Co.)**.

The Reserve Price of the Immovable Property will be **Rs. 39,00,000/- (Rupees Thirty Nine Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 3,90,000/- (Rupees Three Lakh Ninety 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 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**

**Property at Plot/House No. 99 measuring 200 Sq. Yards bearing Khasra No. 231/15 Khata No. 1039/1120 as per Jamabandi for the year 2006-07 situated at Bank Colony, Village Haibowal Kalan HB, No. 102 Teh and District Ludhiana- 141001, Punjab and which is bounded as:-**

**East : Plot No. 100 ADM 30**  
**West : Road 20ft. Wide**  
**North : Ownership of Others ADM 60**  
**South : Plot No. 102 ADM 60**

**Name of Owner :- Vibha Jain W/O Neeraj Kumar Jain (as per Sale Deed Wasika No. 10053 Dt. 28/11/2016)**  
**Neeraj Kumar Jain S/O Tarsem Lal Jain, Rahil Jain S/O Vijay Kumar Jain , Vibha Jain W/O Neeraj Kumar Jain (as per Sale Deed Wasika No. 7249 Dt. 01/08/2012)**

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](http://www.indiabullshomeloans.com) and [www.auctionfocus.in](http://www.auctionfocus.in)

**Date : 13.09.2022**  
**Place : LUDDHIANA**

**Sd/-**  
**Authorized officer**  
**Indiabulls Housing Finance Limited**