

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 **24.09.2021** 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. 27,44,722/- [Rupees Twenty Seven Lakh Forty Four Thousand Seven Hundred Twenty Two only]** i.e. **Rs. 7,65,364/- (Rupees Seven Lakh Sixty Five Thousand Three Hundred Sixty Four only)** pending towards Loan Account **HLAPMAT00449537** and **Rs. 19,79,358/- (Rupees Nineteen Lakh Seventy Nine Thousand Three Hundred Fifty Eight only)** pending towards Loan Account **HLAPMAT00283674**, by way of outstanding principal, arrears (including accrued late charges) and interest till **16.08.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **17.08.2021** along with legal expenses and other charges due to the Secured Creditor from **CHIRAG AGRAWAL (PROPRIETOR CHIRAG BAG HOUSE), RADHA AGRAWAL, NIKHIL AGRAWAL and RAJ KUMAR AGRAWAL.**

The Reserve Price of the immovable Property(ies) will be **Rs. 18,50,000/- (Rupees Eighteen Lakh Fifty Thousand only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 1,85,000/- (Rupees One Lakh Eighty Five 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)

RESIDENTIAL PROPERTY NO. 458 MEASURING 100 SQ. YARDS, OR 83.61 SQ. MTRS. (EAST TO WEST 60 FEET AND NORTH TO SOUTH 15 FEET), RADHA NIWAS-4, BUILT ON PLOT NO. 22, GAURA NAGAR COLONY, NEAR AMBEDKAR PARK & MONA STREET MOUZA RAJPUR BANGAR TEHSIL AND DISTRICT MATHURA, MATHURA -281121 UTTAR PRADESH THE PROPERTY IS BOUNDED AS UNDER;

EAST	: 15 FEET RASTA	WEST	: PLOT OF RADHA RANI
NORTH	: PLOT OF SHYAM LAL	SOUTH	: PLOT OF VIMLA DEVI

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 : 17.08.2021

Place : MATHURA

Sd/

Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED