

**“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(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 **06.09.2022** 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. 9,54,728/- (Rupees Nine Lakh Fifty Four Thousand Seven Hundred Twenty Eight only)** pending towards the **Loan Account No. HHLCHD00432093**, by way of outstanding principal, arrears (including accrued late charges) and interest till **28.07.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **29.07.2022** along with legal expenses and other charges due to the Secured Creditor from **Satpal, Ravi and Archana**.

The Reserve Price of the Immovable Property will be **Rs. 9,00,000/- (Rupees Nine Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 90,000/- (Rupees 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 Plot Number 82 Measuring 107.5 Square Yards (2 Biswa 3 Biswasia) (size-21.6\*45) Bearing Khasra Numbers 299(5-8), 300(2-14),301(4-0) ,302(4-0), 303(4-0),304(4-0), 305(4-0), 306(4-0) And 307/1(4-18) Khewat Khatauni Number 12/12 Kita 9 (land Share 43/14800 Of 37 Bigha) (as Per Jamabandi For The Year 2011-12), Hadbast Number 216 Situated In Village Moja Hasanpur, Mc Lalru, Eco Homes, Tehsil Dera Bassi, District S.a.s Nagar, Mohali-160062, Punjab And Is Bounded As :-**

**East : Plot Number 81/ 45'-0",**  
**West : Plot Number 83/ 45'-0",**  
**North : Ownership Of Others / 21'-6"**  
**South : Road 35 Feet Wide / 21'-6"**

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 : 30.07.2022  
Place : MOHALI

Sd/-  
Authorized officer  
Indiabulls Housing Finance Limited