

“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) read with Rule 9(1) and proviso thereto 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 **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. 1,21,63,290/- (Rupees One Crore Twenty One Lakh Sixty Three Thousand Two Hundred Ninety only)** towards **Loan Account No. HLAPJAL00263654** by way of outstanding principal, arrears (including accrued late charges) and interest till **26.02.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **27.02.2021** along with legal expenses and other charges due to the Secured Creditor from **SARPANCH TRACTORS (THROUGH ITS PARTNERS), KAPOOR FARMS COLD STORAGE (THROUGH ITS PARTNERS), RAJWANT KAUR, MANINDER SINGH AULJA @ MANINDERJIT SINGH, K. F. MILKFOODS PVT. LTD., NARINDER SINGH, JAIDEEP SINGH, SAMARDEEP SINGH and NAVDEEP SINGH.**

The Reserve Price of the immovable Property(ies) will be **Rs. 85,00,000/- (Rupees Eighty Five Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 8,50,000/- (Rupees Eight Lakh Fifty 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 PART AND PARCEL OF THE PROPERTY CONSISTING OF FLAT NO. 81 (SUPER AREA OF 3,300 SQ. FT. AND BUILT UP AREA OF 2,900 SQ. FT.), ON SECOND FLOOR, IN TOWER D, OF “MULTI TECH TOWERS” GROUP HOUSING SOCIETY NO. 2 (WITH ONE CAR PARKING SPACE), SITUATED AT SECTOR 91, S.A.S. NAGAR, MOHALI– 160071 (PUNJAB).

BOUNDED ON [AS PER LATEST VALUATION REPORT]:

NORTHEAST BY : OPEN
SOUTH WEST BY : CORRIDOR
SOUTH EAST BY : OPEN
NORTH WEST BY : OPEN

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 : 26.02.2021
Place : MOHALI

Sd/-
Authorized officer
Indiabulls Housing Finance Limited