

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 **31.12.2020** 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. 7,34,09,525/- (Rupees Seven Crore Thirty Four Lakh Nine Thousand Five Hundred Twenty Five only)** [i.e **Rs. 5,59,19,437/- (Rupees Five Crore Fifty Nine Lakh Nineteen Thousand Four Hundred Thirty Seven only)** towards Loan Account No.**HLAPLOW00272880**, **Rs. 51,00,718/- (Rs. Fifty One Lakh Seven Hundred Eighteen only)** towards Loan Account No. **HHELOW00369359** and **Rs.1,23,89,370/- [Rupees One Crore Twenty Three Lakh Eighty Nine Thousand Three Hundred Seventy only]** towards Loan Account No. **HHELOW00319646**, by way of outstanding principal, arrears (including accrued late charges) and interest till **07.12.2020** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **08.12.2020** along with legal expenses and other charges due to the Secured Creditor from **KISHORE BALRAM NICHANI @ KISHOR BALRAM NICHANI, KAVITA KISHORE NICHANI, BBN HOSPITALITY PVT. LTD. and ROHAN KISHORE NICHANI.**

The Reserve Price of the immovable Property(ies) will be **Rs. 6,02,00,000/- (Rupees Six Crore Two Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 60,20,000/- (Rupees Sixty 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, 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

ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF FLAT NO.-5, 5TH FLOOR, NICHANI KUTIR, PLOT NO.-12/A, TPS-III, C.T.S NO.-996 JUHU TARA, OPP. HDFC BANK, JUHU, SANTACRUZ (WEST), MUMBAI-400049, MAHARASHTRA AND THE LAND IS BOUNDED AS FOLLOWS:-

EAST : JUHU TARA ROAD WEST :SEA
NORTH : SEA BREEZE SOUTH:FIONA

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 : 08.12.2020

Place : MUMBAI

Sd/

Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED