

APPENDIX IV A

[See proviso to Rule 8(6)]

Sale Notice for sale of Immovable property(ies)

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) and Rule 9(1) 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 **31.03.2022** 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. 1,52,72,520 /- (Rupees One Crore Fifty Two Lakh Seventy Two Thousand Five Hundred Twenty only)** pending towards the Loan Account No. **HLAPKAN00158249**, by way of outstanding principal, arrears (including accrued late charges) and interest till **10.03.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **11.03.2022** along with legal expenses and other charges due to the Secured Creditor from **ORAI FLOOR MILLS PVT. LTD. (THROUGH ITS DIRECTORS), MR. VISHAL GUPTA, MRS. APOORVA GUPTA, MR. ACHAL GUPTA and MR. ANKIT GUPTA.**

The Reserve Price of the immovable Property(ies) will be **Rs. 1,60,00,000/- (Rupees One Crore Sixty Lakh only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 16,00,000/- (Rupees Sixteen Lakh 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

IT UNIT NO. 502 ON THE 5TH FLOOR ADMEASURING 2184 SQ. FT. (CARPET AREA) IN THE BUILDING KNOWN AS "BLUE CHIP" CORPORATE PARK BEING CONSTRUCTED ON THE LAND BEARING PLOT NO. D-263 IN THE TTC INDUSTRIAL AREA, WITHIN THE VILLAGE LIMITS OF TURBHE AND TALUKA THANE, DISTRICT THANE CONTAINING BY ADMEASUREMENTS 3800 SQ. MTRS. BOUNDED AS FOLLOWS:-

TOWARDS NORTH BY :AMENITY AREA
TOWARDS SOUTH BY :PLOT NO. D-264
TOWARDS EAST BY :ROAD
TOWARDS WEST BY :ROAD

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 : 10.03.2022

Place : MUMBAI

**Sd/
Authorized Officer**

INDIABULLS HOUSING FINANCE LIMITED