

“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 physical 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 **08.03.2022** 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. 3,50,18,120/- (Rupees Three Crore Fifty Lakh Eighteen Thousand One Hundred Twenty only)** pending towards the **Loan Account No. HMLMYS00457071**, by way of outstanding principal, arrears (including accrued late charges) and interest till **22.01.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **23.01.2022** along with legal expenses and other charges due to the Secured Creditor from **AMEERUL SHAHBAZ @ AMEERUL SHABAZ and AFSHAN TARANNUM**.

The Reserve Price of the immovable Property(ies) will be **Rs. 3,55,00,000/- (Rupees Three Crore Fifty Five Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 35,50,000/- (Rupees Thirty Five 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. 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)

ALL THAT PIECES OR PARCELS OF LAND AS UNDER TOGETHER WITH ALL THE STRUCTURES, BUILDINGS, FURNITURE, FIXTURES, FITTINGS, STANDING AND/ OR PLANT AND MACHINERY INSTALLED/ TO BE INSTALLED AND/ OR CONSTRUCTED/ TO BE CONSTRUCTED THEREON AND ALL THE PRESENT AND FUTURE TITLE, INTERESTS AND/ OR RIGHTS OF THE BORROWER THEREIN.

ALL THAT PIECE AND PARCEL OF HOUSE PROPERTY BEARING (MODEL HOUSE) NO. 7, SITUATED AT BANNIMANTAP “A” LAYOUT, MANDI MOHALLA, MYSORE BOUNDED ON THE:-

EAST BY : PROPERTY BEARING NO.8

WEST BY : PROPERTY BEARING NO.6

NORTH BY : ROAD

SOUTH BY : PRIVATE SITE

THE EXTENT BEING EAST TO WEST $84.6 + 84.9$ AND NORTH

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TO SOUTH $57.9 + 58.9$ TOTALLY MEASURING 547.77 SQUARE

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YARDS COMPRISING OF 1600/- SQ. FT. OF CONSTRUCTION IN THE GROUND FLOOR, WITH MOSAIC FLOORING HAVING R.C.C. ROOF WITH WATER AND SANITARY FACILITIES.

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 : 28.01.2022

Place : MYSORE (KARNATAKA)

Sd/-

Authorized officer

Indiabulls Housing Finance Limited