

“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 **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 **04.02.2022** 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. 4,92,06,138/- (Rupees Four Crore Ninety Two Lakh Six Thousand One Hundred Thirty Eight only)** pending towards the **Loan Account No. HLAPNAG00338461**, by way of outstanding principal, arrears (including accrued late charges) and interest till **28.12.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **29.12.2021** along with legal expenses and other charges due to the Secured Creditor from **GODAWARI TRADERS (THROUGH ITS PARTNERS), AMARLAL P JESWANI, NEHRU HARJASRAN LALWANI, PROMILABAI JESWANI and LAXMI NEHRU LALWANI.**

The Reserve Price of the immovable Property(ies) will be **Rs. 5,00,00,000/- (Rupees Five Crore only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 50,00,000/- (Rupees Fifty 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(IES)

ALL THAT PIECE AND PARCEL OF LAND ADMEASURING 5000 SQ FT (464.51 SQ MTRS) BEARING CORPORATION HOUSE NO. 2253, BEING PORTION OF THE LAND BEARING KHASRA NO. 21/1 AND 22, CITY SURVEY NO. 27, (49 OLD) SHEET NO. 419/16 AND 420, WITHIN THE LIMITS OF NMC, WARD NO. 42, BH CLASS -I KAMPTEE ROAD, MOUZA WANJARI, NAGPUR-441203 MAHARASHTRA. BOUNDED AS UNDER:

ON THE NORTH : REMAINING PORTION OF KH NO. 21/1 & 22
ON THE SOUTH : 20 FT LAYOUT ROAD
ON THE EAST : REMAINING PORTION OF KH NO. 21/1 & 22
ON THE WEST : REMAINING PORTION OF KH NO. 21/1 & 22

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 : 29.12.2021
Place : NAGPUR

Sd/-
Authorized officer
Indiabulls Housing Finance Limited