

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 Properties 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 **30.09.2022** 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. 3,67,72,902/- (Rupees Three Crore Sixty Seven Lakh Seventy Two Thousand Nine Hundred Two only)** pending towards Loan Account No. **HLAPNAG00388175**, by way of outstanding principal, arrears (including accrued late charges) and interest till **23.08.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **24.08.2022** along with legal expenses and other charges due to the Secured Creditor from **Aarpee Enterprises (Through its Partners), Preeti Sanjay Meshram @ Preeti Meshram, Abhilasha Sanjay Meshram @ Kumari Abhilasha, Sanjay Narayanrao Meshram @ Sanjay Meshram and Murl Madhusudan Tabarna @ Murl Tabarna.**

The Reserve Price of the Immovable Property will be **Rs. 3,50,00,000/- (Rupees Three Crore Fifty Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 35,00,000/- (Rupees Thirty Five 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 LIMITED**, Account No. **00000040428645185** with State Bank of India (IFSC: **SBIN0004079**), having its branch at **COM. BR. GURGAON(04079)**, 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 PROPERTIES**Property No.1**

All that piece and parcel of Land bearing Nazul Plot No. 6 admeasuring 7000 Square Feet or 650.558 Square Meters at Mouza Farm Land (Lendhra), Ramdaspath, Central Bazar Road, bearing City Survey No. 1146, Sheet No. 53/25/II, Circle No. 20, Division No. 8, RCC Super Structure comprising of Chamber No. 48 on the 4th Floor on South-West side Building known and styled As "Kamal- Keshav Business Plaza" covering a total built-up area 250.88 Square Feet or 23.315 Square Meters including balconies of Upper Floor and share in staircase , lift and common passages bearing House No. 35, Ward No. 74, Ramdaspath, Tehsil and District Nagpur, alongwith undivided 1.433% share and interest within the Jurisdiction of Nagpur Improvement Trust or Nagpur Municipal Corporation, Nagpur – 440010, Maharashtra and which is bounded as under:-

North : Lift South : Chamber No. 49
East : Lobby West : Plot No. 05

Property No. 2 and 3

All that piece and parcel of Land bearing Nazul Plot No. 6 admeasuring 7000 Square Feet or 650.558 Square Meters at Mouza Farm Land (Lendhra), Ramdaspath, Central Bazar Road, bearing City Survey No. 1146, Sheet No. 53/25, Circle No. 20, Division No. 8, RCC Super Structure comprising of Chamber No. 49 And 50 on the 4th Floor of the Building known and styled as "Kamal- Keshav Business Plaza" covering a total super built-up area of 730 Square Feet or 67.84 Square Meters including balconies of Upper Floor and share in staircase , lift and common passages bearing Corporation House No. 35/39, Ward No. 74, Ramdaspath, Tehsil And District Nagpur, alongwith undivided 3.159% Share and interest within the Jurisdiction of Nagpur Improvement Trust or Nagpur Municipal Corporation, Nagpur – 440010, Maharashtra and which is bounded as under:-

North : Lobby South : Lane
East : Chamber No. 51 West : Plot No. 5

Property No. 4 & 5

All that piece and parcel of Land bearing Nazul Plot No. 6 admeasuring 7000 Square Feet or 650.558 Square Meters at Mouza Farm Land (Lendhra), Ramdaspath, Central Bazar Road, bearing City Survey No. 1146, Sheet No. 53/25/II, Circle No. 20, Division No. 8, RCC Super Structure comprising of Chamber No. 51 and 52 on the 4th Floor of the Building known and styled as "Kamal- Keshav Business Plaza" covering a total built-up area of 568.149 Square Feet or 52.801 Square Meters including balconies of Upper Floor and share in staircase, lift and common passages bearing Municipal House No. 35, Ward No. 74, Ramdaspath, Tehsil and District Nagpur, alongwith undivided 3.246% share and interest within the Jurisdiction of Nagpur Improvement Trust or Nagpur Municipal Corporation, Nagpur – 440010, Maharashtra and which is bounded as under:-

North : Terrace South : Rear Margin
East : Side Margin West : Passage + Chamber No. 50

Property No. 6

All that piece and parcel of Land bearing Nazul Plot No. 6 admeasuring 7000 Square Feet or 650.558 Square Meters at Mouza Farm Land (Lendhra), Ramdaspath, Central Bazar Road, bearing City Survey No. 1146, Sheet No. 53/25/II, Circle No. 20, Division No. 8, RCC Super Structure comprising of Chamber No. 44 on the 4th Floor of the Building known and styled as "Kamal- Keshav Business Plaza" covering a total built-up area of 340.435 Square Feet or 31.638 Square Meters including balconies of Upper Floor and share in staircase , lift and common passages bearing Municipal House No. 35/34, Ward No. 74, Ramdaspath, Tehsil and District Nagpur, alongwith undivided 1.945% share and interest within the Jurisdiction of Nagpur Improvement Trust or Nagpur Municipal Corporation, Nagpur – 440010, Maharashtra and which is bounded as under:-

North : Central Bazar Road South : Chamber No. 53
East : Plot No. 7 West : Chamber No. 45

Property No. 7

All that piece and parcel of Land bearing Nazul Plot No. 6 admeasuring 7000 Square Feet or 650.558 Square Meters at Mouza Farm Land (Lendhra), Ramdaspath, Central Bazar Road, bearing City Survey No. 1146, Sheet No. 53/25/II, Circle No. 20, Division No. 8, RCC Super Structure Comprising Of Chamber No. 53 On the 4th Floor of the Building known and styled as "Kamal- Keshav Business Plaza" covering a total built-up area of 228.155 Square Feet or 21.203 Square Meters including balconies of Upper Floor and share in staircase , lift and common passages bearing Municipal House No. 35/34, Ward No. 74, Ramdaspath, Tehsil and District Nagpur, alongwith undivided 1.303% share and interest within the Jurisdiction of Nagpur Improvement Trust or Nagpur Municipal Corporation, Nagpur – 440010, Maharashtra and which is bounded as under:-

North : Central Bazar Road South : Chamber No. 45
East : Plot No. 7 West : Chamber No. 44

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 : 25.08.2022

Place : NAGPUR

Sd/

Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED