

APPENDIX IV A

[See proviso to Rule 8(6)]

Sale Notice for sale of Immovable Property

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 mortgaged 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" and "whatever there is" basis on **14.03.2023** from **02.00 P.M. to 04.00 P.M.**, for recovery of **Rs. 1,19,29,826/- (Rupees One Crore Nineteen Lakh Twenty Nine Thousand Eight Hundred Twenty Six only)** pending towards Loan Account No. **HLAPCHA00242243**, by way of outstanding principal, arrears (including accrued late charges) and interest till **31.01.2023** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **01.02.2023** along with legal expenses and other charges due to the Secured Creditor from **Trilok Singh and Company (Through its Partners), Raj Kumar Sharma, Manju Sharma and Pulkit Sharma**.

The Reserve Price of the Immovable Property will be **Rs. 1,23,00,000/- (Rupees One Crore Twenty Three Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 12,30,000/- (Rupees Twelve Lakh Thirty Thousand only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel 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 Mortgagor(s) therein: Land bearing Khasra Number 371 Min Vaka measuring 3007 Square Feet i.e 279.49 Square Meters situated at Village Bamori Talli Bandobasti, Pargana Bhawar Cha Khata, Tehsil Haldwani, District Nainital, Nainital, Uttarakhand-263139, and is bounded and butted as under:

North : Rest Land of Seller South : 15 Feet Wide Road

East : Land of Mr. Kabadwal West : Land of Joshi Injineyar

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. For bidding, log on to www.auctionfocus.in

Date : 06.02.2023

Place : NAINITAL

Sd/

Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED