

APPENDIX IV A

[See proviso to Rule 8(6)]

Sale Notice for sale of Immovable Properties

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(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 **28.03.2022** 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. 64,93,244/- (Rupees Sixty Four Lakh Ninety Three Thousand Two Hundred Forty Four only)** pending towards the Loan Account No. **HDHLGUG00487993 (Earlier LAN 00044445 of DHFL)**, by way of outstanding principal, arrears (including accrued late charges) and interest till **16.02.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **17.02.2022** along with legal expenses and other charges due to the Secured Creditor from **J. MANZAR and RAFFAT JAMIL**.

The Reserve Price of the immovable Property(ies) will be **Rs. 87,73,000/- (Rupees Eighty Seven Lakh Seventy Three Thousand only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 8,77,300/- (Rupees Eight Lakh Seventy Seven Thousand Three Hundred 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

ENTIRE FIRST FLOOR WITHOUT ROOF RIGHTS OUT THE FREEHOLD PROPERTY BEARING NUMBER 73 BUILT ON LAND ADMEASURING 162 SQUARE METERS SITUATED IN THE LAYOUT PLAN OF CHAUKHANDI RESIDENTIAL SCHEME NOW KNOWN AS MEERA ENCLAVE, NEW DELHI-110018, DULY FITTED WITH LIFT, SEPARATE METERS & CONNECTIONS OF ELECTRICITY, WATER, COMMON SEWER & SUBMERSIBLE CONNECTIONS IN WORKING ORDERS, WITH 1/4TH PROPORTIONATE RIGHTS IN FREE HOLD LAND UNDERNEATH AND WITH COMMON RIGHTS TO USE LIFT, INGRESS & EGRESS, COMMON STARICASE & PASSAGE, COMMON ENTRANCE, WITH ALL ITS FITTINGS AND FIXTURES INSTALLED THERETO, INCLUDING WOODEN, SANITARY AND ELECTRICAL ETC. WITH ALL RIGHTS, INTERESTS, DEPOSITS, EASEMENTS, TITLES, OPTIONS, PRIVILEGES, APPURTENANCES ATTACHED THERETO ETC. ALONG WITH 1/4TH PROPORTIONATE UNDIVIDED SHARE IN COMMON STILT PARKING AREA AND WHICH IS BOUNDED AS UNDER : -

EAST : PLOT NUMBER 74**WEST : ROAD****NORTH : ROAD****SOUTH : PLOT NUMBER 72**

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 : 16.02.2022**Sd/****Place : NEW DELHI****Authorized Officer****INDIABULLS HOUSING FINANCE LIMITED**