

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 **21.06.2022** 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. 42,65,830/- (Rupees Forty Two Lakh Sixty Five Thousand Eight Hundred Thirty only)** pending towards the Loan Account No. **HHLDMT00444539**, by way of outstanding principal, arrears (including accrued late charges) and interest till **04.05.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **05.05.2022** along with legal expenses and other charges due to the Secured Creditor from **PAWAN KAPOOR (PROPREITOR, BALA JI SERVICES)** and **CHANCHAL KAPOOR with SUSHIL BANSAL (GUARANTOR)**.

The Reserve Price of the immovable Property(ies) will be **Rs. 43,00,000/- (Rupees Forty Three Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 4,30,000/- (Rupees Four Lakh Thirty 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)

WESTERN POTION OF PROPERTY BEARING NO. D-67 ON THE FIRST FLOOR AREA MEASURING 100 SQ. YDS. OUT OF RECT. NO. 27, KILLA NO. 2, SITUATED IN THE ABADI OF D-BLOCK, NEW GOBIND PURA, VILLAGE KHUREJI KHAS, ILLAQA SHAHDARA, NEW DELHI -110051 AND WHICH IS BOUNDED AS UNDER .

EAST : PROPERTY OF OTHERS WEST : PROPERTY NO. D-66
NORTH : GALI SOUTH : GALI

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 : 13.05.2022
Place : NEW DELHI

Sd/
Authorized Officer
INDIABULLS HOUSING FINANCE LIMITED