

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 **31.12.2021** 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.1,10,25,309/- (Rupees One Crore Ten Lakh Twenty Five Thousand Three Hundred Nine only)** pending towards Loan Account No. **HLLAJ00351273** by way of outstanding principal, arrears (including accrued late charges) and interest till **26.11.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **27.11.2021** along with legal expenses and other charges due to the Secured Creditor from **ARUN KUMAR GUPTA, LAXMI DEVI and HANSRAJ GUPTA.**

The Reserve Price of the immovable Property(ies) will be **Rs. 2,06,00,000/- (Rupees Two Crore Six Lakh only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 20,60,000/- (Rupees Twenty Lakh Sixty 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: SBIN009995),** 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

ALL THAT PIECES OR PARCELS 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 BORROWER THEREIN.

ALL THAT PIECE AND PARCEL OF ENTIRE BASEMENT, COVERED AREA MEASURING 106 SQ. MTRS., AND ENTIRE SECOND FLOOR (WITHOUT TERRACE/ ROOF RIGHTS), COVERED AREA MEASURING 126 SQ. MTRS, OF FREEHOLD PLOT OF LAND BEARING NO. 36, IN BLOCK 'C', EACH FLOOR AREA MEASURING 227 SQ. YDS. (APPROX.), SITUATED IN THE RESIDENTIAL COLONY KNOWN AS NEW DELHI SOUTH EXTENSION, PART-I, NEW DELHI- 110049, IN THE REVENUE ESTATE OF VILLAGE MUBARAK PUR KOTLA IN RING ROAD, WITHIN THE LIMITS OF MUNICIPAL CORPORATION OF DELHI, ALONGWITH COMMON SMALL TWO CAR PARKING SPACE IN STILT, SEPERATE ELECTRIC METER AND MCD WATER CONNECTION/ METER, COMMON SUBMERSIBLE PUMP, COMMON LIFT ALONGWITH PROPORTIONATE UNDIVIDED INDIVISIBLE AND IMPARTIBLE OWNERSHIP IN THE SAID PROPERTY WITH ALL RIGHT, TITLE, INTEREST, EASEMENTS PRIVILEGES AND APPURTENANCES ATTACHED THERETO WITH ALL FITTINGS AND FIXTURES CONNECTION, STRUCTURE STANDING THEREON, I.E., COMMON STAIRCASE APPROACH TO OVERHEAD WATER TANK AND WITH ALL RIGHTS IN COMMON FACILITIES AND AMENITIES PROVIDED THEREIN IN THE SAID BUILDING CONSTRUCTED ON THE PLOT BOUNDED AS UNDER:-

EAST	:- PLOT NO. C- 37	WEST	:-PLOT NO. C- 35
NORTH	:- OTHER LAND	SOUTH	:-ROAD

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 : 26.11.2021
Place : NEW DELHI

Sd/
Authorized Officer
INDIABULLS HOUSING FINANCE LIMITED