

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) and Rule 9(1) 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/ 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 **19.09.2022** 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. 1,39,60,767/- (Rupees One Crore Thirty Nine Lakhs Sixty Thousand Seven Hundred Sixty Seven Only)** pending towards Loan Account No. **HHLNOD00290335**, by way of outstanding principal, arrears (including accrued late charges) and interest till **10.08.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **11.08.2022** along with legal expenses and other charges due to the Secured Creditor from **Mr. Ajay Grover, Mrs. Charu Grover and Mrs. Kamla Grover.**

The Reserve Price of the Immovable Property will be **Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 11,50,000/- (Rupees Eleven Lakh Fifty 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 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 PROPERTY

Property bearing Municipal No. XVI/936 (New) measuring about 79 Sq. Yds. built up entire First Floor, entire Second Floor, entire Third Floor with its Terrace/Roof Rights and above upto sky, alongwith proportionate undivided share in the Land, comprised in Khasra No. 2244/1215/1140, Gali No.-2, Block-QQ, Situated at Naiwala, Karol Bagh, New Delhi-110006. The said Property is bounded as under:-

North : Gali

South : Property No. XVI/939

East : Property No. XVI/934-935

West : Property No. XVI/937

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 : 10.08.2022

Authorized Officer

Place : NEW DELHI

INDIABULLS HOUSING FINANCE LIMITED