

**“APPENDIX- IV-A**

**[See proviso to rule 8 (6)]**

**Sale notice for sale of immovable properties**

E-Auction Sale Notice for sale of immovable asset(s) 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 **22.02.2022** 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. 95,71,614/- [Rupees Ninety Five Lakh Seventy One Thousand Six Hundred Fourteen only]** i.e. **Rs. 47,85,996/- (Rupees Forty Seven Lakh Eighty Five Thousand Nine Hundred Ninety Six only)** pending towards **Loan Account No. HHLPAC00382933** and **Rs. 47,85,618/- (Rupees Forty Seven Lakh Eighty Five Thousand Six Hundred Eighteen only)** pending towards **Loan Account No. HHLPAC00382938**, by way of outstanding principal, arrears (including accrued late charges) and interest till **14.01.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **15.01.2022** along with legal expenses and other charges due to the Secured Creditor from **AJAY KUMAR, NEELAM** and **PARDEEP KUMAR**.

The Reserve Price for the auction of mortgaged Property(ies) is as indicated below against each Property:-

S.NO.	PROPERTY DESCRIPTION	RESERVE PRICE	AMOUNT IN WORDS
1.	FLAT NO. 803	Rs. 43,60,000/-	Rupees Forty Three Lakh Sixty Thousand only.
2.	FLAT NO. 804	Rs. 43,60,000/-	Rupees Forty Three Lakh Sixty Thousand only.

and the Earnest Money Deposit i.e., 10% of the Reserve Price, for the auction of the Property is as indicated below against each property will be-

S.NO.	PROPERTY DESCRIPTION	EMD AMOUNT	AMOUNT IN WORDS
1.	FLAT NO. 803	Rs. 4,36,000/-	Rupees Four Lakh Thirty Six Thousand only.
2.	FLAT NO. 804	Rs. 4,36,000/-	Rupees Four Lakh Thirty Six Thousand only.

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(IES)**

**PROPERTY NO. 1**

**FLAT NO. 803, TOWER NO. I, 8TH FLOOR, VICTORIA HEIGHTS, PEER MUCHAILLA, ZIRAKPUR, DISTT. SAS NAGAR, ZIRAKPUR, PUNJAB- 140603.**

**PROPERTY NO. 2**

**FLAT NO. 804, TOWER NO. I, 8TH FLOOR, VICTORIA HEIGHTS, PEER MUCHAILLA, ZIRAKPUR, DISTT. SAS NAGAR, ZIRAKPUR, PUNJAB- 140603.**

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](http://www.indiabullshomeloans.com) and [www.auctionfocus.in](http://www.auctionfocus.in)

Date : 18.01.2022

Place : ZIRAKPUR (PUNJAB)

Sd/-

Authorized officer

Indiabulls Housing Finance Limited