

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 **13.12.2021** 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 **1,90,53,167/- (Rupees One Crore Ninety Lakh Fifty Three Thousand One Hundred Sixty Seven only)** i.e. **Rs. 95,17,724/- (Rupees Ninety Five Lakh Seventeen Thousand Seven Hundred Twenty Four only)** pending towards the Loan Account No. **HLAPNOI00286054** and **Rs. 95,35,443/- (Rupees Ninety Five Lakh Thirty Five Thousand Four Hundred Forty Three only)** pending towards the Loan Account No. **HLAPNOI00286063**, by way of outstanding principal, arrears (including accrued late charges) and interest till **03.11.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) **w.e.f. 04.11.2021** along with legal expenses and other charges due to the Secured Creditor from **NITIN KUMAR AGARWAL @ NITIN AGGARWAL (PROPRIETOR, NARENDER HOSIERY FACTORY), NITIN KUMAR AGARWAL @ NITIN AGGARWAL (PROPRIETOR, NITIN TEXTILE), NEHA AGARWAL and MURTI DEVI.**

The Reserve Price of the immovable Property(ies) will be **Rs. 1,75,00,000/- (Rupees One Crore Seventy Five Lakh only)** and the Earnest Money Deposit ("**EMD**") will be **Rs.17,50,000/- (Rupees Seventeen 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 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

THREE STOREYED RESIDENTIAL HOUSE BEARING MUNICIPAL NO. M-180, BUILT ON FREEHOLD LAND MEASURING 83.6 SQ. MTRS., APPROXIMATELY OR SAY 100 SQ. YARDS., BEING PART OF KHASRA NO.509, COMPRISING GROUND FLOOR, FIRST FLOOR, AND SECOND FLOOR, WITH ROOF RIGHTS, UPTO SKY RIGHTS WITH ITS FREEHOLD LAND UNDERNEATH, WITH ALL FITTINGS AND FIXTURES OF ELECTRIC AND WATER CONNECTION, SITUATED IN THE AREA OF VILLAGE CHOWKRI MUBARKABAD, UNDER THE MUNICIPAL COMMITTEE ABADI KNOWN AS SHASTRI NAGAR, M BLOCK, NEW DELHI -110052, AND THE SAME IS BOUNDED AS UNDER.

EAST :ROAD 25 FT. WIDE

WEST :OTHER PART OF PROPERTY NO.M-180

NORTH :PROPERTY OF OTHERS.

SOUTH :PROPERTY OF OTHER BEARING MUNICIPAL NO.M-181.

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 : 03.11.2021

Place : NEW DELHI

Sd/

Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED