

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 **physical 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 **31.08.2020** 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.43,88,650/- (RupeesFortyThreeLakhEightyEightThousandSixHundredFifty only)** towards Loan Account No. **HLAPNOI00341226** by way of outstanding principal, arrears (including accrued late charges) and interest till **10.08.2020** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **11.08.2020** along with legal expenses and other charges due to the Secured Creditor from **N. G. IMPRESSIONS, NITA ABBOTT, SHWETA ABBOTT and GAURAV ABBOTT.**

The Reserve Price and the Earnest Money Deposit ("EMD"), i.e. equivalent to 10% of the Reserve Price, of the immovable Property(ies) will be as follows.

PROPERTY(IES)	RESERVE PRICE (RS.)	EMD (RS.)
Shop No. 32	8,75,000/-	87,500/-
Shop Nos. 33 and 34	14,12,500/-	1,41,250/-
Shop Nos. 35 and 36	14,12,500/-	1,41,250/-
TOTAL	37,00,000/-	3,70,000/-

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. **114505001412** with **ICICI Bank Ltd.** (IFSC: **ICIC0001145**), having its branch at **B1 and B2, Vanijya Nikunj, Enkay Tower, Udyog Vihar, Phase V, Gurgaon – 122015 (Haryana)** 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 NO. 1

ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF SHOP/ OFFICE/ ROOM NO. 32 (MEASURING 11.5' X 12'), ON SECOND FLOOR, WITHOUT TERRACE/ ROOF RIGHTS, BUILT ON PORTION OF FREEHOLD PROPERTY NO. N-1-A, AT VIL. BASAI DARAPUR, KIRTI COMPLEX, KIRTI NAGAR, WEST DELHI – 110015 (DELHI).

SHOP/ OFFICE/ ROOM NO. 32 BOUNDED ON:

NORTH BY :PRIVATE SHOP/ OFFICE/ ROOM NO. 31

SOUTH BY :STAIRCASE

EAST BY : PASSAGE

WEST BY : OTHER PROPERTY

PLOT BOUNDED ON:

NORTH BY :50 FT. WIDE ROAD

SOUTH BY :SERVICE LANE

EAST BY : PROPERTY ON PLOT NO. 2

WEST BY : PROPERTY ON PLOT NO. 1

PROPERTY NO. 2

ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF SHOP/ OFFICE/ ROOM NOS. 33 (MEASURING 11' X 10' 9") AND 34 (MEASURING 11' X 11' 9"), BOTH ON SECOND FLOOR, WITHOUT TERRACE/ ROOF RIGHTS, BUILT ON PORTION OF FREEHOLD PROPERTY NO. N-1-A, AT VIL. BASAI DARAPUR, KIRTI COMPLEX, KIRTI NAGAR, WEST DELHI – 110015 (DELHI).

SHOP/ OFFICE/ ROOM NO. 33 BOUNDED ON:

NORTH BY :TOILET

SOUTH BY :SHOP NO. 34

EAST BY : OTHER PROPERTY

WEST BY :CORRIDOR

SHOP/ OFFICE/ ROOM NO. 34 BOUNDED ON:

NORTH BY :SHOP NO. 33

SOUTH BY :SERVICE LANE BELOW

EAST BY : OTHER PROPERTY

WEST BY :CORRIDOR

PLOT BOUNDED ON:

NORTH BY :50 FT. WIDE ROAD

SOUTH BY :SERVICE LANE

EAST BY : PLOT NO. 2

WEST BY :PLOT NO. 1

PROPERTY NO. 3

ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF SHOP/ OFFICE/ ROOM NOS. 35 (MEASURING 11' X 11' 9") AND 36 (MEASURING 11' X 10' 9"), BOTH ON SECOND FLOOR, WITHOUT TERRACE/ ROOF RIGHTS, BUILT ON PORTION OF FREEHOLD PROPERTY NO. N-1-A, AT VIL. BASAI DARAPUR, KIRTI COMPLEX, KIRTI NAGAR, WEST DELHI – 110015 (DELHI).

SHOP/ OFFICE/ ROOM NO. 35 BOUNDED ON:

NORTH BY :SHOP NO. 36

SOUTH BY :SERVICE LANE BELOW

EAST BY : CORRIDOR

WEST BY :OTHER PROPERTY

SHOP/ OFFICE/ ROOM NO. 36 BOUNDED ON:

NORTH BY :OTHER PROPERTY (SHOP NO. 37)

SOUTH BY :SHOP NO. 35

EAST BY : CORRIDOR

WEST BY :OTHER PROPERTY

PLOT BOUNDED ON:

NORTH BY :50 FT. WIDE ROAD

SOUTH BY :SERVICE LANE

EAST BY : PLOT NO. 2

WEST BY :PLOT NO. 1

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.auctions.magicbricks.com.

Date : 12.08.2020

Place : DELHI

Sd/

Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED