

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 **04.01.2021** 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. 3,38,53,483/- [Rupees Three crore thirty eight lakhs fifty three thousand four hundred and eighty three only]** towards Loan Account No. **HLAPNOI00271261** by way of outstanding principal, arrears (including accrued late charges) and interest till **28.11.2020** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **29.11.2020** along with legal expenses and other charges due to the Secured Creditor from **AHUJA ROLLER FLOUR MILL PVT. LTD., RAJESH KUMAR AHUJA, RAJ KUMAR AHUJA, RINKAL AHUJA, VANITA GROVER, ANMOL GROVER, GAJINDER GROVER, NITI BATHLA and AANCHAL AHUJA.**

The Reserve Price of the immovable Property(ies) will be **Rs. 3,98,00,000/- (Rupees Three Crore Ninety Eight Lakh only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 39,80,000/- (Rupees Thirty Nine Lakh Eighty 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. **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(IES)

ALL THAT PLOT OF LAND BEING THE RESIDENTIAL PLOT NO. CP – 28 MEASURING 126 SQUARE METERS, ALONGWITH CONSTRUCTION THEREON, IN BLOCK NO. – CP SITUATED IN PITAMPURA, NEW DELHI – 110035 AND WHICH IS BOUNDED AS FOLLOWS:-

NORTH : ROAD 9 MTR. EAST : PLOT NO. 27
SOUTH : S. LANE WEST : PLOT NO. 29

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 : 29.11.2020 **Sd/**
Place : New Delhi **Authorized Officer**
Indiabulls Housing Finance Limited