

APPENDIX IV A

[See proviso to Rule 8(6)]

Sale Notice for sale of Immovable Property

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) 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 **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 **30.09.2022** 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. 30,81,298/- (Rupees Thirty Lakh Eighty One Thousand Two Hundred Ninety Eight only)** pending towards Loan Account No. **HHLPU00321961**, by way of outstanding principal, arrears (including accrued late charges) and interest till **12.09.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **13.09.2022** along with legal expenses and other charges due to the Secured Creditor from **Rajesh Mewalal Sharma and Sarika Rajesh Sharma**.

The Reserve Price of the Immovable Property will be **Rs. 20,00,000/- (Rupees Twenty Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 2,00,000/- (Rupees Two Lakh 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

All that piece and parcel of Flat bearing No. 708 admeasuring Area 657 Sq. Ft., i.e, 61.05 Sq. Mtrs. (sellable) on the Seventh Floor along with open parking and exclusive right to use and dispose off the said Flat of the Ownership Units Scheme styled as "Shri Residency" constructed on all that piece and parcel of Plot bearing GAT No. 1192 total area admeasuring 02 H 56 R out of which area admeasuring 00 R, I.E., 2400 Sq. Mtr. situated at Village Chikhali, Haveli Taluka of District Pune- 412114, Maharashtra and bounded as under :

North : By Property of Mr. Santosh Digambar Kahane & Others & petrol line

South : By Property of Mr. Chandbhai Hasanbhai Shaikh

East : By Property of Mr. Shivaji Narayan More & Others

West : By Property of Mr. Kisan Dhondiba Pingale & Others.

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 : 12.09.2022

Place : PUNE

Sd/

Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED