

## 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) 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 **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 **11.10.2022** 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. 92,28,372/- (Rupees Ninety Two Lakh Twenty Eight Thousand Three Hundred Seventy Two only)** pending towards Loan Account No. **HHLPUN00412161**, by way of outstanding principal, arrears (including accrued late charges) and interest till **01.09.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **02.09.2022** along with legal expenses and other charges due to the Secured Creditor from **Kshatriya Anand @ Anand Pradip Kshatriya, Priyanka Anand Kshatriya, Pradeep Ramasa Kshatriya and Aruna Pradeep Kshatriya**.

The Reserve Price of the Immovable Property will be **Rs. 1,32,00,000/- (Rupees One Crore Thirty Two Lakh only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 13,20,000/- (Rupees Thirteen Lakh Twenty 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 LIMITED**, Account No. **0000040428645185** 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

**Residential Flat No. 401 admeasuring 138.79 Square Meters (Carpet Area of 115 Square Meters, Area of enclosed balcony is 21.32 Square Meters and Area under dry balcony is 2.47 Square Meters) on 4th Floor of the Building "New Era Cooperative Housing Society Ltd." constructed upon Plot No. 20, admeasuring 540.50 Square Meters bearing Survey No. 588/2B, CTS No. 3224 situated in Village Bibwewadi, Taluka Haveli, District Pune, Pune – 411037, Maharashtra together with Covered Parking No. 3.**

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 : 02.09.2022

Place : PUNE

Sd/

Authorized Officer

**INDIABULLS HOUSING FINANCE LIMITED**