

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 **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. 76,32,608/- (Rupees Seventy Six Lakh Thirty Two Thousand Six Hundred Eight only)** pending towards Loan Account No. **HLAPPUN00265292**, by way of outstanding principal, arrears (including accrued late charges) and interest till **25.08.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **26.08.2022** along with legal expenses and other charges due to the Secured Creditor from **Pallavi Pankaj Challaani (Proprietor, 1st Fitness), Pankaj B. Challaani @ Pankaj Bhagchand Chhallani and Bhagchand Ziparulal Challaani.**

The Reserve Price of the Immovable Property will be **Rs. 77,00,000/- (Rupees Seventy Seven Lakh only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 7,70,000/- (Rupees Seven Lakh Seventy 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. **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

Flat No. 102 admeasuring about **117.98 Sq. Mtrs. (i.e. about 1270 Sq. Ft.)** plus adjoining terrace admeasuring about **12.17 Sq. Mt. (i.e. About 13.1 Sq. Ft.)** thus total saleable **124.02 Sq. Mt. (i.e. about 1335 Sq. Ft.)** on 1st Floor of the said Building named and styled as **Caviana** being constructed on portion of Land admeasuring about **0 Hectare 15.66 Acres**, from out of their **1/3rd undivided share of Survey No. 130, Hissa No. 2 of Village-Pashan Taluka - Haveli, Pune - 411045, Maharashtra.**

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 : **25.08.2022**

Place : **PUNE**

Sd/

Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED