

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 **31.07.2021** 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. 2,82,66,904/- [Rupees Two Crore Eighty Two Lakh Sixty Six Thousand Nine Hundred Four only]** towards Loan Account No. **HLAPRAJ00239920** by way of outstanding principal, arrears (including accrued late charges) and interest till **25.06.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **26.06.2021** along with legal expenses and other charges due to the Secured Creditor from **SILVER SAND HOTEL (THROUGH ITS PARTNERS), DILIPKUMAR C. RUPAREL, MADHURI NATVARLAL RAJVIR, KIRANKUMAR CHAMPAKLAL RUPAREL @ KIRANBHAI RUPAREL and VITHALANI SHARADKUMAR PRABHUDASBHAI @ SHARADBHAI VITHALANI.**

The Reserve Price of the immovable Property(ies) will be **Rs. 7,50,00,000/- (Rupees Seven Crore Fifty Lakh only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 75,00,000/- (Rupees Seventy Five 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 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

ALL THAT PIECES OR PARCELS OF LAND AS UNDER TOGETHER WITH ALL THE STRUCTURES, BUILDINGS, FURNITURE, FIXTURES, FITTINGS, STANDING AND/ OR PLANT AND MACHINERY INSTALLED/ TO BE INSTALLED AND/OR CONSTRUCTED/ TO BE CONSTRUCTED THEREON AND ALL THE PRESENT AND FUTURE TITLE, INTERESTS AND/OR RIGHTS OF THE MORTGAGOR(S) THEREIN:

LAND OF REGISTRATION DISTRICT RAJKOT SUB DISTRICT RAJKOT OF GUJARAT STATE, WITHIN THE LIMITS OF RAJKOT MAHANAGARPALIKA IN RAJKOT CITY ON SUBHASH ROAD OF CITY SURVEY WARD NO. 14, CITY SURVEY NO. 2104 PAIKI AND UNDIVIDED SHARE IN THE LAND (33.33 %) SQ. MTS. AARE 223-06 OF TOTAL LAND AND A LAND OF 669-18 SQ. MTS. AARE IS BOUNDED AS FOLLOWS:-

**NORTH : NETAJI SUBHASH ROAD ADMEASURING 14-65 MTS.
SOUTH : OTHERS PROPERTY ADMEASURING 14-70 MTS.
EAST : OTHERS PROPERTY ADMEASURING 45-60 MTS.
WEST : OTHERS PROPERTY ADMEASURING 45-60 MTS**

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 : 25.06.2021
Place : RAJKOT (GUJARAT)**

**Sd/
Authorized Officer
INDIABULLS HOUSING FINANCE LIMITED**