

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 **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 **30.06.2022** 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. 16,74,399/- (Rupees Sixteen Lakh Seventy Four Thousand Three Hundred Ninety Nine only)** pending towards the Loan Account No. **HHLSUA00382392**, by way of outstanding principal, arrears (including accrued late charges) and interest till **19.05.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **20.05.2022** along with legal expenses and other charges due to the Secured Creditor from **DAHAYABHAI B. PARMAR and LAKHUBEN DAYABHAI PARMAR @ PARMAR LAKHUBEN DAYABHAI.**

The Reserve Price of the immovable Property(ies) will be **Rs. 12,00,000/- (Rupees Twelve Lakh only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 1,20,000/- (Rupees One 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 LTD.,** Account No. **32180585427** with State Bank of India (IFSC: **SBIN0009995**), having its branch at **CAG Branch, Mumbai (Maharashtra)**, 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)

FLAT NO. 402 ON 4TH FLOOR HAVING SUPER BUILT-UP AREA 715 SQ. FEET AND BUILT-UP AREA 462.04 SQ. FEET EQUIVALENT TO 42.94 SQ. MTS. IN THE SCHEME OF BUILDING DEVELOPED AND KNOWN AS "VATSALYA VILLA" , "BUILDING TYPE-C" (GIRIDHAR), "WING - C", CONSTRUCTED ON LAND BEARING REVENUE SURVEY NO 1361/2, LAND OF BLOCK NO. 1318, TOTAL ADMEASURING HECTARE 1-45 AARE-08 EQUIVALENT TO 14508 SQ. MTS. AND ADJOINING T.P. SCHEME NO. 36 (VARIYAV), ORIGINAL PLOT NO.68, FINAL PLOT NO. 56 (OLD FINAL PLOT NO. 68) AS PER FINAL PLOT LAND ADMEASURING 9430.00 SQ. MTS. OF TOTAL NON-AGRICULTURAL LAND ALONGWITH PROPORTIONATE UNDIVIDED SHARE IN THE LAND UNDER THAT BUILDING ADMEASURING 133.99 SQ. FEETS. EQUIVALENT TO 12.45 SQ. MTS. SITUATED IN MOUJE GAM VARIYAV, SURAT CITY SUB DISTRICT (PRESENTLY ADAJAN), DISTRICT SURAT - 394107, GUJARAT AND WHICH IS BOUNDED AS FOLLOWS:

NORTH : ADJOINING WING -C, FLAT NO.401
SOUTH : ADJOINING WING - B, FLAT NO.403
EAST : ADJOINING 20 FEET ROAD
WEST : ADJOINING WING - C, FLAT NO.403

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 : 19.05.2022
Place : SURAT

Sd/
Authorized Officer
INDIABULLS HOUSING FINANCE LIMITED