

**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. 41,77,847/- (Rupees Forty One Lakh Seventy Seven Thousand Eight Hundred Forty Seven only)** pending towards the Loan Account No. **HHLSUR00350156**, 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 **NILESH SURESH NAIK and NEETA NAIK**.

The Reserve Price of the immovable Property(ies) will be **Rs. 45,00,000/- (Rupees Forty Five Lakh only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 4,50,000/- (Rupees Four Lakh Fifty 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)**

**PROPERTY BEARING FLAT NO. 803, ON THE 8TH FLOOR HAVING BUILT-UP AREA ADMEASURING 1211.90 SQ. FT. I.E 112.63 SQ. MTRS. AND SUPER BUILT-UP AREA ADMEASURING 1924 SQ. FT I.E 178.81 SQ. MTRS., ALONG WITH UNDIVIDED SHARE IN THE LAND ADMEASURING 522.40 SQ. FT. I. E 48.55 SQ. MTRS., SCHEME OF SOCIETY DEVELOPED AND KNOWN AS "RANG RAAG" AND CONSTRUCTED BUILDING KNOWN AS "SUNDARAM" SITUATED AND REGISTERED AS REVENUE SURVEY/ BLOCK NO. 100/03, BLOCK NO. 117 ADMEASURING HECTARE AARE 02-30-67 SQ. MTRS. AAKAR 44.25 PAISA ON NON AGRICULTURAL LAND OF MOUJE GAM JAHANGIRPURA, SITUATED AND LYING AND BEING AT REGISTRATION DISTRICT AND SUB DISTRICT OF SURAT. WHICH IS BOUNDED AS UNDER.**

**EAST : ADJOINING SOCIETY ROAD**  
**WEST : ADJOINING SULEKHAN BUILDING**  
**NORTH : ADJOINING SOCIETY ROAD**  
**SOUTH : ADJOINING SOCIETY ROAD**

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 : 19.05.2022**  
**Place : SURAT**

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