

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 **20.03.2021** 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. 7,03,62,564/- (Rupees Seven Crore Three Lakh Sixty Two Thousand Five Hundred Sixty Four only)** i.e **Rs. 4,08,57,095/- (Rupees Four Crore Eight Lakh Fifty Seven Thousand and Ninety Five only)** pending towards Loan Account No. **HLAPSUR00253079** and **Rs. 2,95,05,469/- (Rupees Two Crore Ninety Five Lakh Five Thousand Four Hundred Sixty Nine only)** pending towards Loan Account No. **HLAPSUR00256827** by way of outstanding principal, arrears (including accrued late charges) and interest till **10.02.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **11.02.2021** along with legal expenses and other charges due to the Secured Creditor from **DHARMANANDAN TEXTILES (PARTNERSHIP FIRM THROUGH ITS PARTNERS), DHARMAJIVAN TEXTILES (PARTNERSHIP FIRM THROUGH ITS PARTNERS), SATISH KUMAR PRAGJIBHAI TARAPARA, NAYNABEN S. TARAPARA, PRAGJIBHAI DEVJIBHAI TARAPARA, NARESH KUMAR PRAGJIBHAI TARAPARA, KANCHANBEN PRAGJIBHAI TARAPARA, SIDDHIBEN PRAGJIBHAI TARAPARA and SATISH KUMAR PRAGJIBHAI TARAPARA (HUF).**

The Reserve Price of the immovable Property(ies) will be **Rs. 6,50,00,000/- (Rupees Six Crore Fifty Lakh only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 65,00,000/- (Rupees Sixty 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

PLOT NO. 91 ADMEASURING 255.58 SQ MTRS. I.E. 305.67 SQ YARDS ALONGWITH UNDIVIDED SHARE IN ROAD & COP 16.54 SQ MTRS. "LAXMI SOCIETY" DEVELOPED UPON LAND SITUATED IN STATE GUJARAT, DISTRICT SURAT, MOJE: KATARGAM BEARING REVENUE SURVEY NOS. 265, T. P. SCHEME NO. 19 (KATARGAM), FINAL PLOT NO. 68, BOUNDED AS FOLLOWS:

EAST: ADJOINING SURVEY NO.	WEST: PLOT NO. 90
NORTH: PLOT NO. 76	SOUTH : PLOT NO. 92

PLOT NO. 92 ADMEASURING 243.13 SQ MTRS. I.E. 280 SQ YARDS ALONGWITH UNDIVIDED SHARE IN ROAD & COP 16.54 SQ MTRS. "LAXMI SOCIETY" DEVELOPED UPON LANDSITUATED IN STATE GUJARAT, DISTRICT SURAT, MOJE: KATARGAM BEARING REVENUE SURVEY NOS. 265, T. P. SCHEME NO. 19 (KATARGAM), FINAL PLOT NO. 68 BOUNDED AS FOLLOWS:

EAST: ADJOINING SURVEY NO.	WEST: PLOT NO. 93
NORTH: PLOT NO. 91	SOUTH : ADJOINING SURVEY NO.

BOTH PLOTS BEHIND GAJERA SCHOOL, GAJERA SCHOOL ROAD, KATARGAM, SURAT.

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 : **11.02.2021**Place : **SURAT**Sd/ **Authorized Officer****INDIABULLS HOUSING FINANCE LIMITED**