

**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 **04.04.2022** 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. 52,33,552/- (Rupees Fifty Two Lakh Thirty Three Thousand Five Hundred Fifty Two only)** pending towards the Loan Account No. **HLAPSUR00343104**, by way of outstanding principal, arrears (including accrued late charges) and interest till **22.02.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **23.02.2022** along with legal expenses and other charges due to the Secured Creditor from **MUKESH ARJANBHAI MANIYA (PROPRIETOR, GOLDMOORHOSPITALITY), VANDANABEN B MANIA @ MANIYA VANDANABEN, SEEMA MUKESHKUMAR MANIYA @ MANIYA SEEMA MUKESHBHAI and BHARATBHAI ARJANBHAI MANIA @ MANIYA BHARAT @ BHARAT KUMAR MANIA.**

The Reserve Price of the immovable Property(ies) will be **Rs. 30,00,000/- (Rupees Thirty Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 3,00,000/- (Rupees Three 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. **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 SITUATED AT DISTRICT SURAT, SUB DISTRICT KAMREJ TALUKA, MOUJE GAM SARTHANA, REVENUE SURVEY NO. 147, BLOCK NO. 144/B, NON AGRICULTURAL LAND TOTAL ADMEASURING 13,171 SQ. MTS. OF THAT WHOLE LAND, LAND ON NORTHERN SIDE OF SUB PLOT-2 OF NON AGRICULTURAL OPEN LAND ADMEASURING 3178.26 SQ. MTS.(WHICH IS GIVEN BLOCK NO. 144/B/2 AS PER COMPUTERISED 7/12 ADMEASURING 3178 SQ. MTS.), WHICH IS GIVEN TP SCHEME NO.21 (SARTHANA- SIMADA) AND ALLOTTED FINAL PLOT NO.58/1 ADMEASURING 3027 SQ. MTS. OVER THAT NONAGRICULTURAL LAND COMMERCIAL BUILDING CONSTRUCTED THEREON WHICH IS KNOWN AS "RISE ON PLAZA". IN THAT BUILDING ON GROUND FLOOR SHOP/OFFICE NO. 12 REGISTERED PROPERTY HAVING SUPER BUILTUP AREA 458.33 SQ. FEET, BUILT UP AREA 330 SQ. FEET EQUIVALENT TO 30.67 SQ. MTS. AND CARPET AREA ADMEASURING 275.00 SQ. FEET EQUIVALENT TO 25.56 SQ. MTS. ALONGWITH UNDIVIDED PROPORTIONATE SHARE IN THE PROPERTY. RISE ON PLAZA IS BOUNDED AS UNDER.**

**EAST : LAND OF BLOCK NO. 145. WEST :LAND OF SUB PLOT NO.1.  
NORTH : 60 MTR. ROAD. SOUTH: LAND OF SUB PLOT NO.3**

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 : 28.02.2022**

**Place : SURAT**

**Sd/**

**Authorized Officer**

**INDIABULLS HOUSING FINANCE LIMITED**