

APPENDIX IV-A

Sale Notice for sale of Immovable Property

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) and Rule 9(1) 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 mortgaged to **Indiabulls Housing Finance Limited** [CIN: L65922DL2005PLC136029] and **Indiabulls Asset Reconstruction Company Limited** [CIN: U67110MH2006PLC305312] acting as a Trustee of **Indiabulls ARC- XXXI Trust** (both IHFL and IARCL) are jointly and severally referred to as ("**Secured Creditor**"), the **physical possession** of which lies with the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on **22.02.2024** from **02.00 P.M.** to **04.00 P.M.**, for recovery of the following amounts due to IHFL and IARCL:

**DUES OF INDIABULLS HOUSING FINANCE LIMITED:**

S. No.	Loan Account No.	Outstanding Amounts (in Rs.) as on 24.01.2024
1	HLAPSUR00424773	32,86,924/- (Rupees Thirty Two Lakh Eighty Six Thousand Nine Hundred Twenty Four only)
2	HLAPSUR00424757	16,45,214/- (Rupees Sixteen Lakh Forty Five Thousand Two Hundred Fourteen only)
	<b>TOTAL</b>	<b>49,32,138/- (Rupees Forty Nine Lakh Thirty Two Thousand One Hundred Thirty Eight only)</b>

**DUES OF INDIABULLS ASSET RECONSTRUCTION COMPANY LIMITED:**

S. No.	Loan Account No.	Outstanding Amounts (in Rs.) as on 24.01.2024
1	K012XXXI (Old Loan Account No. HLAPSRM00502312)	6,25,989/- (Rupees Six Lakh Twenty Five Thousand Nine Hundred Eighty Nine only)

The Loan Account No. **HLAPSRM00502312**, along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s) including the Immovable Property, has been assigned by IHFL to and in favour of IARCL *vide* Assignment Agreement dated **21.08.2023**, and the same has been renumbered by IARCL and bears new Loan Account No. **K012XXXI**. Consequently, IARCL has also become a Secured Creditor for the said assigned Loan Account. IARCL has given its consent to IHFL to issue this Notice of Sale.

The amounts mentioned in both the tables given above are pending towards the respective Loan Accounts of IHFL and IARCL, by way of outstanding principal, arrears (including accrued late charges) and interest till **24.01.2024** with applicable future interest in terms of the Loan Agreement(s) and other related loan document(s) w.e.f. **25.01.2024** along with legal expenses and other charges, due to the Secured Creditor from **KRISHNAA CREATIONS (THROUGH ITS PARTNER), BIREN GOVINDLAL SHAH @ BIREN G SHAH and DEEPA BIREN**

**SHAH.**

The Reserve Price for the Immovable Property will be **Rs. 26,50,000/- (Rupees Twenty Six Lakh Fifty Thousand only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 2,65,000/- (Rupees Two Lakh Sixty Five Thousand only)**.

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**DESCRIPTION OF THE IMMOVABLE PROPERTY**

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PROPERTY BEING SHOP NO.UG-10 ON THE FIRST FLOOR AS PER RERA CARPET AREA 283.42 SQ. FEET I.E. 26.34 SQ. MTS. HAVING BUILTUP AREA 297.41 SQ. FEET I.E. 27.64 SQ. MTS. WITH PROPORTIONATE UNDIVIDED SHARE OF LAND UNDER THAT PROPERTY, IN SCHEME KNOWN AS "RAJMAHAL A.C. MALL" ON NON AGRICULTURAL LAND BEARING REVENUE SURVEY NO. 576, REGISTERED AS BLOCK NO. 627 ADMEASURING 11635 SQ. MTS. OF LAND WHICH IS INCLUDED IN DRAFT T P SCHEME NO. 12 (PUNA) WHICH IS GIVEN FINAL PLOT NO. 12/A AND 12/B OF THAT FP NO. 12/B (AS PERT TR12/B) ADMEASURING 2550 SQ. MTS. AND REVENUE SURVEY NO. 580/2, REGISTERED AS BLOCK NO. 632 ADMEASURING 3844 SQ. MTS. T P SCHEME NO. 12(PUNA) AND ALLOTTED FINAL PLOT NO. 23 AND AREA AS PER FINAL PLOT 2805 SQ. MTS. OF MOUJE PUNA, SUB DISTRICT PUNA, CITY SURAT AND DISTRICT SURAT WHICH IS BOUNDED AS UNDER.

**NORTH : 7.5 MTS WIDE ADJOINING ROAD**

**SOUTH : PROPERTY OF F P NO. 21 AND 55**

**EAST : 45 MTS ADJOINING ROAD**

**WEST : FP NO. 20 AND 22/A AND PUBLIC UTILITY**

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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). For bidding, log on to [www.auctionfocus.in](http://www.auctionfocus.in)

**Date: 30.01.2024**

**Place: SURAT**

**s/d**

**AUTHORISED OFFICER**

**INDIABULLS HOUSING FINANCE LIMITED**

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## Detailed Terms and Conditions of Online Public Auction (e-Auction) for Sale of the Scheduled Property(ies).

### Procedure for e-Auction:

- 1) All interested Bidder(s) shall be required to register on the e-Auction website, i.e. [www.auctionfocus.in](http://www.auctionfocus.in), using his/her Name, Address, Mobile Number and E-mail id. Upon verification of the concerned E-mail I'd, the interested bidder(s) can log on to the e-auction platform by using his/her username and password. Subsequent to login, a Tender Document will be visible on the e-Auction portal.
- 2) All interested Bidder(s) need to fill the Tender Document available online on the e-Auction website, i.e. [www.auctionfocus.in](http://www.auctionfocus.in) with all details sought in the Tender Document provided by the Auctioneer.
- 3) The Tender Document shall be accompanied by Earnest Money Deposit ("**EMD**") equivalent to 10% of the Reserve Price declared by the Auctioneer, which EMD is to be paid by DD/ RTGS/ NEFT/Cheque (subject to approval and clearance) or through any other proper banking channels to the credit and in favour of "**INDIABULLS HOUSING FINANCE LIMITED**"; Account No. **00000040428645185** with **State Bank of India**, having its branch at **COM. BR. GURGAON (04079)** and IFSC: **SBIN0004079**. Thereafter, the interested Bidders shall be required to upload their KYC documents, and/or other relevant documents, along with the proof of EMD, which shall be duly verified by the Auctioneer.
- 4) The Scheduled Property(ies) shall not be sold at a price lower than the prescribed Reserve Price.
- 5) The successful bidder(s) 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. Upon receipt of 25% amount of the sale price, the Auctioneer will issue a Letter of Confirmation in favour of the successful bidder(s), thereby confirming the sale of the Scheduled Property(ies). The remaining balance of the Sale Price shall be paid within 15 days from the date of confirmation of sale, or such other extended period as may be agreed upon in writing between the parties, however, in any case, not exceeding three months from the date of the confirmation of sale. **In an event of default in payment of any of these amounts, or if the sale could not be completed by reason of default on part of the successful Bidder(s), the Auctioneer shall be entitled to forfeit all amounts paid by the successful Bidder(s) along with an absolute discretion to put up the Scheduled Property(ies) for re-auction/ resale, and such defaulting Bidder(s) shall forfeit all claims with respect to the Scheduled Property(ies), or to any part of the sum for which the Scheduled Property(ies) may be subsequently sold.**
- 6) That on receipt of the balance amount of the bid tendered, the Auctioneer will issue Sale Certificate under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 9(6) of the Security Interest (Enforcement) Rules, 2002.

### Other Terms and Conditions:

- 1) The decision of the Auctioneer with respect to the declaration of successful Bidder(s) shall be final and binding on all Bidder(s).
- 2) The Auctioneer shall be at a liberty to cancel the Auction at any time, before declaring the successful Bidder(s), without assigning any reason.
- 3) The EMD of unsuccessful Bidder(s) will be refunded within 15 days of closure of e-Auction, as per the details provided by such Bidder(s) in the "Tender Document". The Bidder(s) will not be entitled to claim any interests, costs, expenses and/ or any other charges, if any.
- 4) In case of any dispute arising as to the validity of bid, amount of bid, EMD, eligibility of Bidder(s), authorisation of person(s) representing Bidder(s), etc., the interpretation and decision of the Auctioneer shall be final and binding on all Bidder(s). In such an eventuality, the Auctioneer shall in its sole discretion be entitled to call off the instant auction and may again put the property to sale on such date and time, as may be decided by the Auctioneer.
- 5) The Auctioneer has an absolute right and discretion to accept or reject any or all bid(s), or to adjourn/ postpone/ cancel the auction, or to modify the terms and conditions of the auction, without assigning any reason or providing prior notice.

- 6) The auction will be an online e-Auction conducted on the Auction Website i.e. [www.auctionfocus.in](http://www.auctionfocus.in), from **02:00 PM** to **04:00 PM** with automated extensions of 5 minutes each. However, the Auctioneer, at its discretion, may decide to extend the time of Auction.
- 7) The Scheduled Property(ies) is strictly offered for sale on **“AS IS WHERE IS”**, **“AS IS WHAT IS”** and **“WHATEVER THERE IS”** basis. The Auctioneer, thus, does not undertake any liability to procure any permission/ license, NOC, etc., in respect of the Scheduled Property(ies) offered for sale. The Auctioneer is also not liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, dues of Municipal Corporation/ local authority/ CHS and/ or other dues, taxes, if any, with respect to the Scheduled Property(ies).
- 8) Bidder(s) are advised, in their own interest, to verify the area of the premises of the Scheduled Property(ies), and any outstanding dues like Sales Tax, Excise Duties, etc., from respective authorities, to their own satisfaction, before submitting the bid.
- 9) The successful Bidder(s) will be required to bear all necessary expenses like stamp duties, registration expenses, etc., for transfer of the Scheduled Property(ies) in the name of such successful Bidder(s).
- 10) The Auctioneer reserves its right to accept or reject any or all bids, without giving any notice or assigning any reason thereof.
- 11) Please note that the Sale Certificate shall only be issued in the name of the successful Bidder(s), in whose name the bid is submitted.
- 12) Words and expressions used herein shall have the same meaning, respectively, as assigned in the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and the Security Interest (Enforcement) Rules, 2002.