

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 **25.07.2022** 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. 1,75,20,116/- (Rupees One Crore Seventy Five Lakh Twenty Thousand One Hundred Sixteen only)** i.e., **Rs. 22,76,180/- (Rupees Twenty Two Lakh Seventy Six Thousand One Hundred Eighty only)** pending towards Loan Account No. **HLAPUDA00495775**; and **Rs. 1,52,43,936/- (Rupees One Crore Fifty Two Lakh Forty Three Thousand Nine Hundred Thirty Six only)** pending towards Loan Account No. **HLAPUDA00255435**, by way of outstanding principal, arrears (including accrued late charges) and interest till **14.06.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **15.06.2022** along with legal expenses and other charges due to the Secured Creditor from **RAINBOW INTERNATIONAL (THROUGH ITS PARTNERS), MOUNT LAKE BREWERISE PRIVATE LIMITED (THROUGH ITS DIRECTOR), BHANWAR SINGH CHOUHAN @ BHANWAR SINGH, ANTA KANWAR CHOUHAN and GAJENDRA SINGH CHOUHAN.**

The Reserve Price of the immovable Property(ies) will be **Rs. 1,75,00,000/- (Rupees One Crore Seventy Five Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 17,50,000/- (Rupees Seventeen 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 LIMITED**, Account No. **00000040428645185** with State Bank of India (IFSC: **SBIN0004079**), having its branch at **COM. BR. GURGAON(04079)**, 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 NUMBER 1:-**

PLOT NUMBER 49 HAVING AN AREA OF 1935 SQUARE FEET COMPRISED IN KHASRA NUMBER 437 TO 448 SITUATED AT REVENUE VILLAGE SAVINA KHEDA, UDAIPUR-313001, RAJASTHAN AND WHICH IS BOUNDED AS FOLLOWS :-

EAST : ROAD 30 FEET WIDE**WEST : PLOT NUMBER- 41-46****NORTH : PLOT NUMBER- 48****SOUTH : PLOT NUMBER- 50****PROPERTY NUMBER 2:-**

PLOT NUMBER 50 HAVING AN AREA OF 2634.25 SQUARE FEET COMPRISED IN KHASRA NUMBER 437 TO 448 SITUATED AT REVENUE VILLAGE SAVINA KHEDA, UDAIPUR-313001, RAJASTHAN AND WHICH IS BOUNDED AS FOLLOWS :-

EAST : ROAD 30 FEET WIDE**WEST : PLOT NUMBER- 41 AND DEVRA****NORTH : PLOT NUMBER- 49****SOUTH : ROAD 30 FEET WIDE**

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 : 14.06.2022**Authorized Officer****Place : UDAIPUR****INDIABULLS HOUSING FINANCE LIMITED**