

**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 **24.01.2022** 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. 35,77,567/- (Rupees Thirty Five Lakh Seventy Seven Thousand Five Hundred Sixty Seven only)** pending towards Loan Account No. **HHLBAR00371542**, by way of outstanding principal, arrears (including accrued late charges) and interest till **15.12.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **16.12.2021** along with legal expenses and other charges due to the Secured Creditor from **NIRAJ S DHANURDHARI and DHANURDHARI PRINKAL NIRAJ**.

The Reserve Price of the immovable Property(ies) will be **Rs. 16,00,000/- (Rupees Sixteen Lakh only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 1,60,000/- (Rupees One Lakh Sixty 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: SBIN0099995)**, 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 REGISTRATION DISTRICT AND SUB DISTRICT VADODARA, MOUJE GAM, MOUJE RATANPORE, BLOCK NO 163 (OLD SURVEY NO. 146) OF NON AGRICULTURAL OPEN LAND ADMEASURING 5564 SQ. MTS., AS PER VUDA PERMISSION ON LAND VIDE PERMISSION NO. UDA/PLAN-2/ PERMISSION/202/2014 TO 23/07/2014 AND UDA/PLAN-2/ PERMISSION/308/2015 DATED 09/03/2016 AS PER APPROVED PLAN SCHEME DEVELOPED AND KNOWN AS "KUBER EXPRESSIONS". IN THAT SCHEME TOWER NO. A-1, ON SECOND FLOOR FLAT NO. A1-201, ADMEASURING 102.23 SQ. MTS. SUPER BUILT UP AREA AND PROPORTIONATE UNDIVIDED SHARE IN LAND ADMEASURING 31.18 SQ. MTS., WHICH IS INCLUSIVE OF ROAD AND COMMON OPEN LAND WHICH IS BOUNDED AS UNDER:**

<b>EAST</b>	<b>: FLAT NO.A1/ 204</b>	<b>WEST</b>	<b>: COMMON ROAD</b>
<b>NORTH</b>	<b>: COMMON ROAD</b>	<b>SOUTH</b>	<b>: FLAT NO.A1/ 202</b>

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** : 15.12.2021  
**Place** : VADODARA

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