

**“APPENDIX- IV-A**  
**[See proviso to rule 8 (6)]**

**Sale notice for sale of immovable properties**

E-Auction Sale Notice for sale of immovable asset(s) 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 **16.10.2021** 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. 1,55,38,160/- [Rupees One Crore Fifty Five Lakh Thirty Eight Thousand One Hundred Sixty only]** towards **Loan Account No. H LAPKOL00182949**, by way of outstanding principal, arrears (including accrued late charges) and interest till **06.09.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **07.09.2021** along with legal expenses and other charges due to the Secured Creditor from **JAINEX METALIKS LIMITED (THROUGH DIRECTORS), MR. PREM CHAND JAIN @ PREM CHAND SURANA, MR. VINEET KUMAR SURANA, MR. NAVIN KUMAR SURANA and MRS. KUSUM SURANA.**

The Reserve Price for the auction of the floors situated in Property is as indicated below against each Property:-

S.NO.	PROPERTY DESCRIPTION	RESERVE PRICE	AMOUNT IN WORDS
1.	FIRST FLOOR	Rs. 70,00,000/-	Rupees Seventy Lakh only.
2.	SECOND FLOOR	Rs. 70,00,000/-	Rupees Seventy Lakh only.
3.	THIRD FLOOR	Rs. 70,00,000/-	Rupees Seventy Lakh only.

and the Earnest Money Deposit i.e., 10% of the Reserve Price, for the auction of the Property is as indicated below against each property will be-

S.NO.	PROPERTY DESCRIPTION	EMD AMOUNT	AMOUNT IN WORDS
1.	FIRST FLOOR	Rs. 7,00,000/-	Rupees Seven Lakh only.
2.	SECOND FLOOR	Rs. 7,00,000/-	Rupees Seven Lakh only.
3.	THIRD FLOOR	Rs. 7,00,000/-	Rupees Seven Lakh only.

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)**

**THE ALL THAT THE FIRST FLOOR, SECOND FLOOR & THIRD FLOOR STORIED BRICK BUILT BUILDING, MESSAGE, TENEMENT, OR DWELLING HOUSE TOGETHER WITH THE PIECE OR PARCEL OF REVENUE FREE LAND THEREUNTO BELONGING WHEREON OR ON PART WHEREOF THE SAME ARE ERECTED AND BUILT AND CONTAINING BY ESTIMATION AN AREA OF 2 COTTAHS AND 15 CHITTACKS BE THE SAME A LITTLE MORE OR LESS SITUATE LYING AT AND BEING PREMISES NO.6C, GOPAL BANERJEE STREET, POLICE STATION BHOWANIPORE, SUB-REGISTRATION OFFICE ALIPORE, DISTRICT REGISTRATION OFFICE ALIPORE, PIN CODE NO. 700025 WITHIN THE MUNICIPAL LIMITS OF CALCUTTA, CALCUTTA MUNICIPAL CORPORATION WARD NO. 73 IN THE DISTRICT OF 24 – PARGANAS (SOUTH) AND BUTTED AND BOUNDED IN THE MANNER FOLLOWING I.E. TO SAY :-**

**ON THE NORTH : PARTLY BY PREMISES NO.7A, GOPAL BANERJEE STREET, PARTLY BY PREMISES NO.7B, GOPAL BANERJEE STREET AND PARTLY BY PREMISES NO.7C, GOPAL BANERJEE STREET, CALCUTTA**

**ON THE SOUTH : PARTLY BY PREMISES NO. 6A, GOPAL BANERJEE STREET AND PARTLY BY PREMISES NO.6B, GOPAL BANERJEE STREET, CALCUTTA**

**ON THE WEST : BY GOPAL BANERJEE STREET, CALCUTTA**

**ON THE EAST : BY PREMISES NO.16, GOPAL BANERJEE STREET, CALCUTTA**

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 : 09.09.2021  
Place : KOLKATA

**Sd/-**  
**Authorized officer**  
**Indiabulls Housing Finance Limited**