

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 **20.03.2021** 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. 76,33,095.- [Rupees Seventy Six Lakh Thirty Three Thousand Ninety Five only]** towards Loan Account No. **HLAPYAM00269113** by way of outstanding principal, arrears (including accrued late charges) and interest till **10.02.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **11.02.2021** along with legal expenses and other charges due to the Secured Creditor from **ROSHNI DEVI (CO-BORROWER, WIFE AS WELL AS LEGAL HEIR OF LATE OM PARKASH), RAJEEV KUMAR (CO-BORROWER, SON AS WELL AS LEGAL HEIR OF LATE OM PARKASH) and SACHIN KUMAR (CO-BORROWER, SON AS WELL AS LEGAL HEIR OF LATE OM PARKASH)**

The Reserve Price of the immovable Property(ies) will be **Rs. 63,00,000 /- (Rupees Sixty Three Lakh only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 6,30,000/- (Rupees Six Lakh Thirty 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. **114505001412** with **ICICI Bank Ltd.** (IFSC: **ICIC0001145**), having its branch at **B1 and B2, Vanijya Nikunj, Enkay Tower, Udyog Vihar, Phase V, Gurgaon – 122015 (Haryana)** 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)**PLOTS DESCRIBED HEREUNDER ALONG WITH CONSTRUCTION THEREON:-****ITEM NO. 1:**

PART OF PLOT NO. 133, MEASURING 22 FEET 6 INCHES TOWARDS NORTH, 22 FEET 6 INCHES TOWARDS SOUTH, 24 FEET TOWARDS EAST AND 24 FEET TOWARDS WEST SITUATED AT YOGESH NAGAR, GOBINDPURA, JAGADHARI, YAMUNA NAGAR- 135001, HARYANA IN THE NAME OF SMT. ROSHNI DEVI VIDE SALE DEED DATED 27.11.1988.

THE SAID PLOT IS BOUNDED AS UNDER:**NORTH : 20 FEET ROAD****SOUTH :PROPERTY OF OTHER****EAST : REMAINING PART OF PLOT 133****WEST : 20 FEET ROAD****ITEM NO. 2:**

PART OF PLOT NO. 133, MEASURING 22 FEET 6 INCHES TOWARDS NORTH, 22 FEET 6 INCHES TOWARDS SOUTH, 24 FEET TOWARDS EAST AND 24 FEET TOWARDS WEST SITUATED AT YOGESH NAGAR, GOBINDPURA, JAGADHARI, YAMUNA NAGAR- 135001, HARYANA IN THE NAME OF SMT. ROSHNI DEVI VIDE SALE DEED DATED 02.08.2001.

THE SAID PLOT IS BOUNDED AS UNDER:**NORTH : 20 FEET ROAD****SOUTH :PROPERTY OF OM PARKASH****EAST : 16 FEET ROAD****WEST : REMAINING PART OF PLOT NO. 133****ITEM NO. 3:**

PLOT NO. 132 AND PORTION OF PLOT NO. 133, MEASURING 45 FEET TOWARDS NORTH, 45 FEET TOWARDS SOUTH, 25 FEET TOWARDS EAST AND 25 FEET TOWARDS WEST SITUATED AT YOGESH NAGAR, GOBINDPURA, JAGADHARI, YAMUNA NAGAR- 135001, HARYANA IN THE NAME OF OM PARKASH VIDE SALE DEED DATED 28.05.1988.

THE SAID PLOT IS BOUNDED AS UNDER:**EAST : STREET WEST : STREET****NORTH : STREET SOUTH : HOUSE NO. 132-A OF SH. KALI RAM JIT.**

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 : 11.02.2021**Place : YAMUNA NAGAR****Sd/****Authorized Officer****INDIABULLS HOUSING FINANCE LIMITED**