

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 **Dhani Loans and Services Limited [formerly Indiabulls Consumer Finance Ltd.] [CIN: U74899DL1994LPC062407]** ("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 **21.10.2021 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. 5,44,81,747/- (Rupees Five Crore Forty Four Lakh Eighty One Thousand Seven Hundred Forty Seven only)** pending towards Loan Account No. **HILAMEL00463935** by way of outstanding principal, arrears (including accrued late charges) and interest till **13.09.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **14.09.2021** along with legal expenses and other charges due to the Secured Creditor from **BIMAL CHARAN PRADHAN, BIZ TECHNOLOGIES PRIVATE LIMITED (THROUGH DIRECTORS), and SRIMANT SAHU.**

The Reserve Price of the immovable Property(ies) will be **Rs. 3,85,00,000/- (Rupees Three Crore Eighty Five Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs.38,50,000/- (Rupees Thirty Eight 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 **DHANI LOANS AND SERVICES LIMITED**, Account No. **609000828261** with **RBL Bank (IFSC: RATN0000116)**, having its branch at **Unit No. 7 & 14, Ground Floor, Bloc ABW Towers, IFFCO Chowk, Gurgaon-122001 (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

ALL THAT PIECE AND PARCEL OF UNIT NO. 1 HAVING CARPET AREA OF 183.67 SQUARE METERS ON 9TH FLOOR, WING – D IN THE BUILDING KNOWN AS "TIMES SQUARE" CONSTRUCTED ON LAND BEARING SURVEY NO. 81, HISSA NO. 1, 2, 4 AND 6 (CTS NO. 758/1 TO 7, 759, 759/1 TO 12) AND NOW BEARING CTS NO. 758-A TO C AND 759-A TO D, SURVEY NO. 80, HISSA NO. 4 SITUATED IN VILLAGE MAROL, SAKINAKA, OPP. MITTAL ESTATE, ANDHERI (EAST), MUMBAI – 400059, MAHARASHTRA TOGETHER WITH 3 CAR PARKING SPACE(s) NO. D32, D33, D34 IN THE SECOND BASEMENT.

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. www.mydhani.com and www.auctionfocus.in

Date :14.09.2021

Place : MUMBAI

Sd/

Authorized Officer

DHANI LOANS AND SERVICES LIMITED