

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) and Rule 9(1) 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 IVL Finance Limited and 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 **31.03.2022** 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.1,51,06,336/- (Rupees One Crore Fifty One Lakh Six Thousand Three Hundred Thirty Six only)** pending towards Loan Account No. **HILALAJ00450772** by way of outstanding principal, arrears (including accrued late charges) and interest till **10.03.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **11.03.2022** along with legal expenses and other charges due to the Secured Creditor from **JANGBOGO TOUR INDIA PRIVATE LIMITED (THROUGH DIRECTORS), SANYOG KUMAR GUPTA, SANTOSH KUMAR GUPTA, SURESH KUMAR GUPTA and HERA MUNNI DEVI @ HIRAMUNI DEVI.**

The Reserve Price of the immovable Property(ies) will be **Rs. 1,57,00,000/- (Rupees One Crore Fifty Seven Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs.15,70,000/- (Rupees Fifteen Lakh Seventy 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(IES)

UNIT NUMBER 212-A ON SECOND FLOOR ADMEASURING APPROXIMATELY 1360 SQUARE FEET COVERED AREA (126.35 SQUARE METERS APPROX.) WITHOUT ROOF/TERRACE RIGHT OF UNIT/OFFICE/COMMERCIAL BLOCK IN THE SHOPPING CUM OFFICE BLOCK OF THE COMMERCIAL BLOCK I.E. "JAKSONS CROWN HEIGHTS", OF HOTEL CUM COMMERCIAL BUILDING SITUATED ON PLOT BEARING NUMBER 3B1, TWIN DISTRICT CENTER, SECTOR -10, ROHINI, NEW DELHI-110085.

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

Date : 10.03.2022

Place : NEW DELHI

Sd/

Authorized Officer

DHANI LOANS AND SERVICES LIMITED