

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) 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 **30.08.2022** 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. 3,61,97,249/- (Rupees Three Crore Sixty One Lakh Ninety Seven Thousand Two Hundred Forty Nine only)** pending towards Loan Account No. **HILAAGR00425480**, by way of outstanding principal, arrears (including accrued late charges) and interest till **05.08.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **06.08.2022** along with legal expenses and other charges due to the Secured Creditor from **Centto Footwear Private Limited (Through its Directors), Bharat Maha, Murlidhar Maha, Hira Lal, Nisha Maha, Suresh Kumar, Kanchan Devi Maha and Prateek Polymers (Through its Partners).**

The Reserve Price of the Immovable Property(ies) will be **Rs. 3,20,00,000/- (Rupees Three Crore Twenty Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 32,00,000/- (Rupees Thirty Two Lakh 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)**PROPERTY NO. (1)**

Plot No. E-29, admeasuring 242 Sq. Mtr. (East-22 Mtr; West- 22 Mtr; N-11 Mtr; S- 11 Mtr), Trans Yamuna Scheme Phase – II Colony, Mauza Naraich, Tehsil Etmadpur, Agra – 282004, Uttar Pradesh – owned by Suresh Kumar Maha and bounded as under:

North – Plot No. E-6

East – Plot No. E-28

South – 7.5 Mtr Wide Road

West – Plot No. E-30

PROPERTY NO. (2)

Plot No. E-30, admeasuring 238.91 Sq. Mtr. (East-22 Mtr; West- 16+13.50 Mtr; N-8 Mtr; S- 23 Mtr), Trans Yamuna Scheme Phase – II Colony, Mauza Naraich, Tehsil Etmadpur, Agra – 282004, Uttar Pradesh – owned by Kanchan Devi Maha and bounded as under:

North – Plot No. E-6

East – Plot No. E-29

South – 9 Mtr Wide Road

West – Abadi

PROPERTY NO.(3)

Item 1:

Plot admeasuring 132.51 Sq. Mtr., situated in Khasra No. 2709, Trans Yamuna Scheme Phase – II colony, Mauza Naraich, Tehsil Etmadpur, Agra – 282004, Uttar Pradesh – owned by Suresh Kumar Maha and bounded as under:

East – (46 Ft) - Plot No. E-30

West – (45 Ft) House of Sunehrilal

North – (34 Ft) House of Kanchan Devi Maha

South – (28.7 Ft) 3 Feet Wide Passage

Item 2:

Plot admeasuring 104.51 Sq. Mtr., situated in Khasra No. 2709, Trans Yamuna Scheme Phase – II Colony, Mauza Naraich, Tehsil Etmadpur, Agra – 282004, Uttar Pradesh – owned by Bharat Maha and bounded as under:

East – Plot No. E-29

West – House of Baikunth Devi & Ors.

North – Plot of Suresh Kumar

South – 9 Mtr. Feet Wide Road

PROPERTY NO.(4)

Plot admeasuring 234.83 Sq. Mtr., situated in Khasra No. 2710 & 2711, Trans Yamuna Scheme Phase – II Colony, Mauza Naraich, Tehsil Etmadpur, Agra – 282004, Uttar Pradesh – owned by Kanchan Devi Maha and bounded as under:

East – (77 Ft 6 Inch) - Plot No. E-6

West – (71 Ft 11 Inch) House Of Sunehrilal

North – (33 Ft 9 Inch) Agra-Ferozabad Road

South – (34 Ft) Plot of Suresh Kumar Maha & Hiralal

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

Date : 05.08.2022

Authorized Officer

Place : AGRA

DHANI LOANS AND SERVICES LIMITED