

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 **18.07.2022** 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. 2,01,65,638/- (Rupees Two Crore One Lakh Sixty Five Thousand Six Hundred Thirty Eight only)** i.e., **Rs. 1,89,36,665/- (Rupees One Crore Eighty Nine Lakh Thirty Six Thousand Six Hundred Sixty Five only)** pending towards Loan Account No. **HILALAJ00433716**; and **Rs. 12,28,973/- (Rupees Twelve Lakh Twenty Eight Thousand Nine Hundred Seventy Three only)** pending towards Loan Account No. **HILALAJ00435193**, by way of outstanding principal, arrears (including accrued late charges) and interest till **09.06.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **10.06.2022** along with legal expenses and other charges due to the Secured Creditor from **PRET STUDY BY JANAK FASHIONS PRIVATE LIMITED (THROUGH DIRECTOR), MANOJ MEHRA, AARTI MEHRA, AYUSH MEHRA, KANCHAN ARORA and ANURADHA VERMA.**

The Reserve Price for the auction of the subject property(ies) is as indicated below against each Property.

S.NO.	PROPERTY DESCRIPTION	RESERVE PRICE	AMOUNT IN WORDS
1.	SHOP NO. 104	Rs. 89,00,000/-	Rupees Eighty Nine Lakh only.
2.	OFFICE SPACE NO. 411	Rs. 85,00,000/-	Rupees Eighty Five Lakh only.

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

S.NO.	PROPERTY DESCRIPTION	RESERVE PRICE	AMOUNT IN WORDS
1.	SHOP NO. 104	Rs. 8,90,000/-	Rupees Eight Lakh Ninety Thousand only.
2.	OFFICE SPACE NO. 411	Rs. 8,50,000/-	Rupees Eight Lakh Fifty Thousand only.

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: RATN000116)**, 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**

SHOP NO. 104 ADMEASURING 312 SQUARE FEET ON FIRST FLOOR SITUATED AT BAJAJ HOUSE, PLOT NO. 97, NEHRU PLACE, NEW DELHI – 110019.

PROPERTY NO. 2

OFFICE SPACE NO. 411 ADMEASURING 700 SQUARE FEET ON 4TH FLOOR SITUATED AT CHIRANJIV TOWER, PLOT NO. 43, NEHRU PLACE, DISTRICT CENTER, KALKAJI, NEW DELHI – 110019

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 loansandservices.com and www.auctionfocus.in

Date : 09.06.2022

Place : NEW DELHI

Sd/

Authorized Officer

DHANI LOANS AND SERVICES LIMITED