

**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 mortgaged/ charged to the Secured Creditor, the **possession** of which has been taken by the Authorised Officer of **Indiabulls Housing Finance Ltd. [CIN: L65922DL2005PLC136029]**, the Secured Creditor, will be sold on "**as is where is**", "**as is what is**", "**whatever there is**" and "**without any recourse**" basis on **23.10.2019**, for recovery of **Rs. 1,11,59,548/- (Rupees One Crore Eleven Lakh Fifty Nine Thousand Five Hundred Forty Eight Only)** against Loan Account No. **HLAPRAJ00242491** by way of outstanding principal, arrears (including accrued late charges) and interest till **05.09.2019** along with applicable future interest in terms of the loan agreement w.e.f. **06.09.2019**, due to the Secured Creditor from **MR. SHAIENDRA M SOJITRA PROPRIETOR MAHIR ORNAMENTS, SOJITRA MANSUKHBHAI SHAMJI, SAVITABEN SOJITRA AND PRAGNA S SOJITRA**. The Reserve Price for the auction of the Property is **Rs. 75,00,000/- (Rupees Seventy Five Lakh Only)** and the **Earnest Money Deposit** is **Rs. 7,50,000/- (Rupees Seven Lakh Fifty Thousand Only)**, i.e. **10%** of the Reserve Price, which shall be deposited through **DD/RTGS/NEFT** to the credit of "**INDIABULLS HOUSING FINANCE LTD.**", in **AXIS BANK** Account No. **915020016593683**, MICR: **110211019**, IFSC: **UTIB0000131, DLF, GURGAON [HR], GURGAON – 122 009** branch, before submitting the tender online. The successful bidder shall deposit **25%** of the Sale Price (less **10%** EMD amount paid with the Tender) at the time of acceptance of Bid i.e. either on the same day or not later than the next working day. The balance **75%** of the Sale Price is required to be deposited within **15 days** from the date of acceptance of the Tender.

**SCHEDULE A****[DESCRIPTION OF THE PROPERTIES]**

**PROPERTY OF HOUSE OVER LAND MEASURED WITH CONSTRUCTION 104.51 SQ.MTRS. OF PLOT NO:-27/2 IN "JAY BHOJALRAM CO. OP. HOUSING SOCIETY LTD.", SITUATED AT REVENUE SURVEY NO. 179 & 177, PAIKI CITY RAJKOT, GUJARAT. PROPERTY BOUNDED ARE AS UNDER:**

**NORTH: LAND OF PLOT NO. 27 PAIKI**  
**SOUTH: LAND OF PLOT NO. 27 PAIKI**  
**EAST : PLOT NO. 28**  
**WEST : 25FT. ROAD.**

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. <https://eauction.npasource.com> and [www.indiabullshomeloans.com](http://www.indiabullshomeloans.com).

**Date : 09.09.2019**  
**Place : RAJKOT**

**Sd/**  
**Authorized Officer**  
**INDIABULLS HOUSING FINANCE LIMITED**