

**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 **25<sup>th</sup> September 2019**, for recovery of **Rs. 6,20,03,206/- (Rupees Six Crore Twenty Lakh(s) Three Thousand Two Hundred Six Only)** against Loan Account No. **HHELAJ00383907 "Loan Agreement No. 1" AND Rs. 3,57,12,587/- (Rupees Three Crore Fifty Seven Lakh(s) Twelve Thousand Five Hundred Eighty Seven Only)** against Loan Account No. **HLLAJ00383888 "Loan Agreement No. 2"** total amounting to **Rs. 9,77,15,793/- (Rupees Nine Crore Seventy Seven Lakhs Fifteen Thousand Seven Hundred Ninety Three Only)** by way of outstanding principal, arrears (including accrued late charges) and interest till **03.09.2019** along with applicable future interest in terms of the loan agreement w.e.f. **04.09.2019**, due to the Secured Creditor from **CREST FINVEST PVT LTD., MRS. SADHNA MAHINDRU, MR. ASHUTOSH MAHINDRU, MR. ASHOK MAHINDRU, ADVANCE SURFACTANTS LTD. (CORPORATE GUARANTOR) & ADVANCE SURFACTANTS INDIA LTD. (CORPORATE GUARANTOR)**.

The Reserve Price for the auction of the flats situated in Property is as indicated below against each Property:-

Sr.No.	PROPERTY No.	Reserve price, Rs.	Amount in words
1	1. FLAT NO.-2103	3,23,00,000/-	Rupees Three Crore Twenty Three Lakhs Only
2	2. FLAT NO.-2104	3,17,00,000/-	Rupees Three Crore Seven-teen Lakh(s) Only

and the **Earnest Money Deposit** for the auction of the Property is as indicated below against each property will be

Sr.No.	PROPERTY No.	EMD in Rs.	Amount in words
1	1. FLAT NO.-2103	32,30,000/-	Rupees Thirty Two Lakhs Thirty Thousand Only
2	2. FLAT NO.-2104	31,70,000/-	Rupees Thirty One Lakh(s) Seventy Thousand Only

i.e. 10% of the Reserve Price, and 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 – 122009**, before submitting the tender. The successful bidder shall pay a deposit of 25% of the amount of the Sale Price (less 10% amount paid with the Bid) at the time of acceptance of Bid i.e. on the same day or not later than next working day. Balance 75% of the Sale Price is required to be deposited within 15 days from the date of acceptance of the Bid.

**DESCRIPTION OF THE IMMOVABLE PROPERTIES****PROPERTY NO.1**

**FLAT NO.-2103 CARPET AREA ADMEASURING 1046.77 SQ. FT. ON THE 21ST FLOOR OF THE BUILDING KNOWN AS "SHIV SHAKTI APARTMENT" SITUATED AT VILLAGE OSHIWARA IN GREATER BOMBAY IN THE REGISTRATION SUB-DISTRICT OF BANDRA BSD AND FORMING PART OF SURVEY NO. 41 CORRESPONDING TO CTS NO. 626/24-A, SUNDERVAN COMPLEX, ANDHERI (WEST), MUMBAI-400053, MAHARASHTRA**

**PROPERTY NO.2**

**FLAT NO.-2104 CARPET AREA ADMEASURING 1038.26 SQ. FT. ON THE 21ST FLOOR OF THE BUILDING KNOWN AS "SHIV SHAKTI APARTMENT" SITUATED AT VILLAGE OSHIWARA IN GREATER BOMBAY IN THE REGISTRATION SUB-DISTRICT OF BANDRA BSD AND FORMING PART OF SURVEY NO. 41 CORRESPONDING TO CTS NO. 626/24-A, SUNDERVAN COMPLEX, ANDHERI (WEST), MUMBAI- 400053, MAHARASHTRA. BOUNDED AS UNDER:**

**EAST : AS PER TITLE DEED WEST : AS PER TITLE DEED**  
**NORTH : AS PER TITLE DEED SOUTH : AS PER TITLE DEED**

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 : 03.09.2019

Place : MUMBAI

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