

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 **15.10.2019**, for recovery of **Rs.15,59,129/- (Rupees Fifteen Lakh Fifty Nine Thousand One Hundred Twenty Nine Only)** against Loan Account No.**HHLKAL00156777**, by way of outstanding principal, arrears (including accrued late charges) and interest till **27.08.2019** along with applicable future interest in terms of the loan agreement w.e.f. **28.08.2019**, due to the Secured Creditor from **RAMESH KRISHNA GADIPALLI AND MAYURI RAMESH GADIPALLI**. The Reserve Price for the auction of the Property is **Rs.13,50,000/- (Rupees Thirteen Lakh Fifty Thousand Only)** and the Earnest Money Deposit is **Rs.1,35,000/- (Rupees One Lakh Thirty Five 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]**

FLAT NO. 4, GROUND FLOOR, BUILDING NO. 56 IN THE BUILDING COMPLEX KNOWN AS “SAMRUDDHI EVERGREENS”, ADMEASURING 295 SQUARE FEET OF CARPET AREA SITUATED ON THE LAND WITHIN THE VILLAGE SAPE, TALUKA AMBERNATH, DISTRICT THANE, WITHIN THE LOCAL LIMITS OF GRAM PANCHAYAT DAHIVALI AND SUB REGISTRAR ULHASNAGAR – 2 AT BADLAPUR AND TALATHI SAJA KHARVAL, THANE – 421503, MAHARASHTRA AS FOLLOWS:

S.NO	HISSA NO.	ACRE	
4	2		
7	0		21.165
5			0.7575
10			2.352
8			0.716
	Total		24.99

LAND ON WHICH FLAT NO. 4 IS SITUATED IS BOUNDED AS FOLLOWS:

TOWARDS EAST : KALYAN KARJAT ROAD

TOWARDS WEST : BOUNDARY OF MOUJE JUVELI VILLAGE

TOWARDS NORTH : GUT NO. 6

TOWARDS SOUTH : GUT NO. 6/ BOUNDARY OF MOUJE JUVELI VILLAGE/ BOUNDARY OF MOUJE CHAMTOLI VILLAGE.

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.

Date : 29.08.2019

Place :THANE

Sd/

Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED