

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 **constructive 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 **09.10.2019**, for recovery of **Rs. 15,21,90,545/- (Rupees Fifteen Crore Twenty One Lakh Ninety Thousand Five Hundred Forty Five Only)** against Loan Account No. **HLAPPUN00357456**, by way of outstanding principal, arrears (including accrued late charges) and interest till **26.08.2019** along with applicable future interest in terms of the loan agreement w.e.f. **27.08.2019**, due to the Secured Creditor from **NARENDRA ACHYUTRAO KORDE ALIAS NARENDRA KORDE, SIGNET PRODUCTS PVT. LTD. AND VAIDEHI NARENDRA KORDE ALIAS VAIDOHI NARENDRA KORDE** The Reserve Price for the auction of the Property is **Rs. 14,73,00,000/- (Rupees Fourteen Crore Seventy Three Lakh(s) Only)** and the Earnest Money Deposit is **Rs. 1,47,30,000/- (Rupees One Crore Forty Seven Lakh Thirty 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 PROPERTY]**

ALL THAT PIECE AND PARCEL OF THE COMMERCIAL BUILDING COMPRISES OF BASEMENT, GROUND FLOOR, 1ST FLOOR, 2ND FLOOR, 3RD FLOOR, TOTAL AREA ADMEASURING AROUND ABOUT 7909 SQ. FT. i.e. 734.76 SQ. MTRS. CARPET AREA IN THE SOCIETY CALLED AS "GALAXY CO-OPERATIVE HOUSING SOCIETY", WHICH IS CONSTRUCTED ON LAND BEARING PLOT NO.4 AREA ADMEASURING AROUND ABOUT 478.31 SQ. MTR. IN T.P. SCHEME FINAL PLOT NO.-245, SY NO.-353A/2A, (IN SOCIETY TITLE DEED S. NO.353/A2) SITUATED AT VILLAGE-GHORPADI, TALUK-HAVELI, PUNE-411001, MAHARASHTRA

THE SAID BUILDING IS BOUNDED AS THE FOLLOWING:-

TOWARDS EAST : PLOT NO. 242
TOWARDS SOUTH : DHOLE PATIL ROAD
TOWARDS WEST : BOAT CLUB ROAD
TOWARDS NORTH : FINAL PLOT NO. 242

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 : 27.08.2019

Place : PUNE (MAHARASHTRA)

Sd/

Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED