

**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 **02.12.2019**, for recovery of **Rs.2,09,21,341/- (Rupees Two Crore Nine Lakh Twenty One Thousand Three Hundred Forty One Only)** against **Loan Account No. HLLPM00274688** by way of outstanding principal, arrears (including accrued late charges) and interest till **23.10.2019** along with applicable future interest in terms of the loan agreement w.e.f. **24.10.2019**, due to the Secured Creditor from **DEVANG AMULAKH MEHTA, JIGNA DEVANG MEHTA, DEVANG AMULAKH MEHTA HUF THROUGH IT'S KARTA AND TRUMP IMPEX PVT. LTD.** The Reserve Price for the auction of the Property is **Rs. 2,22,10,000/- (Rupees Two Crore Twenty Two Lakh Ten Thousand Only)** and the Earnest Money Deposit is **Rs. 22,21,000/- (Rupees Twenty Two Lakh Twenty One 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]**

**FLAT NO. 703 ON 7TH FLOOR ADMEASURING 1150 SQUARE FEET i.e. 825 SQUARE FEET CARPET AREA AND USEABLE AREA OF 325 SQUARE FEET CONSISTING OF AHU, SHAFT, ODU, CFO PROPORTIONATE PASSAGES, PROPORTIONATE LIFT LOBBY AND ET FEATURES IN THE BUILDING KNOWN AS “ANDHERI MONISHA CHS LTD.” BELONGING TO ANDHERI MONISHA CO-OPERATIVE HOUSING SOCIETY LTD. SITUATED ON LAND BEARING FINAL PLOT NO. 67 OF T.P.S. IV, C.T.S. NO. 591, 591/1, 591/2, 591/3 IN VILLAGE VILE PARLE (WEST), S.V. ROAD, ANDHERI (WEST), MUMBAI – 400058, MAHARASHTRA.**

The said property is 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).

Sd/

Authorized Officer

Date : 23.10.2019

INDIABULLS HOUSING FINANCE LIMITED

Place : MUMBAI