

**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 **31.01.2020**, for recovery of **Rs. 7,70,99,222/- (Rupees Seven Crore Seventy Lakh Ninety Nine Thousand Two Hundred Twenty Two Only)** against **Loan Account No. H LAPLOW00253990** by way of outstanding principal, arrears (including accrued late charges) and interest till **09.01.2020** along with applicable future interest in terms of the loan agreement w.e.f. **10.01.2020**, due to the Secured Creditor from **BHALANIBOOKCORPORATION, KALPANAVINOD BHALANI, VINOD SHANTILAL BHALANI, DIPEN VINOD BHALANI and URVI DIPEN BHALANI**. The Reserve Price for the auction of the Property is **6,00,00,000/- (Rupees Six Crore(s) Only)** and the Earnest Money Deposit is **Rs. 60,00,000/- (Rupees Sixty Lakh 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 **HDFC BANK** Account No. **00030340054538**, MICR: **110240001**, IFSC: **HDFC0000003**, **G-3-4, Suryakiran Building, 19, Kastuba Gandhi Marg, New Delhi - 110001** 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 FLAT NO. 14, ADMEASURING ABOUT 2,100 SQUARE FEET (BUILT UP AREA) ON THE SEVENTH FLOOR ALONGWITH EXCLUSIVE RIGHTS TO USE OCCUPY AND ENJOY THE TERRACE ADMEASURING ABOUT 1,800 SQUARE FEET ON THE EIGHT FLOOR AND TWO STILT CAR PARKING SPACE IN THE COMPOUND OF THE BUILDING KNOWN AS "AMRUT TOWERS" SITUATED ON A PIECE OR PARCEL OF LAND AT 247 TELANG ROAD MATUNGA (CR) MUMBAI - 400019 WITHIN THE LIMITS OF GREATER MUMBAI IN THE DISTRICT AND REGISTRATION SUB-DISTRICT OF MUMBAI CITY AND MUMBAI SUBURBAN BEARING PLOT NO. 247 OF DADAR MATUNGA ESTATE SCHEME NO.V AND CS NO.195/10 OF MATUNGA DIVISION**

**EAST : As per title Document****WEST :As per title Document****NORTH : As per title Document****SOUTH : As per title Document**

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 : 10.01.2020****Sd/****Place : MUMBAI, (MAHARASHTRA)****Authorized Officer****INDIABULLS HOUSING FINANCE LIMITED**