

“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)** Secured Creditor, will be sold on **“As is where is”, “As is what is”, and “Whatever there is” and “without any recourse basis” on 20.02.2020**, for recovery of **Rs. 28,15,802/- (Rupees Twenty Eight Lakh Fifteen Thousand Eight Hundred Two Only)** against Loan Account No. **HHLTHN00272143** by way of Outstanding Principal, Arrears (including accrued late charges) and interest till **06.01.2020** along with applicable future interest in terms of the loan agreement w.e.f. **07.01.2020** due to the Secured Creditor from **AJEET RAMESH YADAV ALIAS YADAV AJEET RAMESH, ANIL RAMESH YADAV AND MAMTA AJEET YADAV**. The Reserve Price for the auction of the said Property is **Rs. 25,00,000/- (Rupees Twenty Five Lakh(s) Only)** and the Earnest Money Deposit will be **Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand Only)** i.e., **10%** (Ten Percent) of the Reserve Price and 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]

FLAT NO. 304 CARPET AREA MEASURING 48.70 SQ. MTRS. ON 3RD FLOOR IN BLDG NO.-14, WARD NO.-3/10 IN PHASE-III IN THE SCHEME KNOWN AS MOHAN GREENWOODS SITUATED ON SY NO.-1, MANJARLI GAON, PIPELINE ROAD, MANJARLI, BADLAPUR (W), THANE-421503, 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 in Secured Creditor's website i.e. <https://eauction.npasource.com> AND www.indiabullshomeloans.com

Date : 08.01.2020

Place :THANE

Sd/

Authorized Officer

Indiabulls Housing Finance Ltd