

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 31.03.2020** from **02.00 P.M. to 04.00 P.M.** (with automated extensions of 5 minutes each in terms of the Tender Document), for recovery of **Rs. 28,86,248/- (Rupees Twenty Eight Lakh Eighty Six Thousand Two Hundred Forty Eight Only)** against Loan Account No. **HHLTHN00272143**, by way of outstanding principal, arrears (including accrued late charges) and interest till **05.03.2020** along with applicable future interest in terms of the loan agreement w.e.f. **06.03.2020**, 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 Property is **Rs.23,90,000/- (Rupees Twenty Three Lakh(s) Ninety Thousand Only)** and the **Earnest Money Deposit** is **Rs. 2,39,000/- (Rupees Two Lakh Thirty Nine Thousand Only)** i.e. 10% of the Reserve Price, which shall be deposited through **DD/ RTGS/ NEFT** or through any other proper banking channels to the credit of **"INDIABULLS HOUSING FINANCE LTD."**, in **HDFC BANK** Account No. **00030340054538**, MICR: **110240001**, IFSC: **HDFC0000003, G-3-4, SURYAKIRAN BUILDING, 19, KASTURBA 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 Document to participate in the E-auction) immediately 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 confirmation of sale of the immovable property.

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 on the website of the Secured Creditor i.e. <https://eauction.npasource.com> and www.indiabullshomeloans.com.

Date : 05.03.2020

Sd/

Place : THANE

Authorized Officer

Indiabulls Housing Finance Limited