

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 **13.04.2020** 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 5,08,47,759/- (Rupees Five Crore Eight Lakh(s) Forty Seven Thousand Seven Hundred Fifty Nine Only)** against Loan Account No. **HLAPVSH00285736** ["Loan Agreement No. 1"]; and **Rs. 3,38,03,918/- (Rupees Three Crore Thirty Eight Lakh(s) Three Thousand Nine Hundred Eighteen Only)** against Loan Account No. **HLAPVSH00285740** ["Loan Agreement No.2"]; totaling to **Rs. 8,46,51,677/- (Rupees Eight Crore Forty Six Lakhs Fifty One Thousand Six Hundred Seventy Seven Only)**, by way of outstanding principal, arrears (including accrued late charges) and interest till **02.03.2020** along with applicable future interest in terms of the loan agreement w.e.f. **03.03.2020**, due to the Secured Creditor from **PEEJAY BUILDERS PVT.LTD., JK BUILDERS, GHEVARCHAND LALCHAND JOGANI ALIAS GHEVARCHAND LALACHAND JOGANI ALIAS GHEVARCHAND L. JOGANI, BHURIBAI GHEVARCHAND JOGANI ALIAS BHURIBAI GHEVARCHAND JOGANI, JITESH GHEVARCHAND JOGANI ALIAS JITESH GHEVARCHAND JOGANI AND PRADEEP GHEVARCHAND JOGANI ALIAS PRADEEP GHEVARCHAND JOGANI**

The Reserve Price for the auction of the Property is **Rs.9,80,00,000/- (Rupees Nine Crore Eighty Lakh Only)** and the Earnest Money Deposit is **Rs.98,00,000/- (Rupees Ninety Eight Lakh 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.

DESCRIPTION OF THE IMMOVABLE PROPERTY

OFFICE/PREMISES NO. 201-A ON 2ND FLOOR ADMEASURING 3606 SQUARE FEET OF CARPET AREA INCLUSIVE OF TOILET, NITCHES, AHU ELECTRICAL ROOMS ETC., IN THE COMMERCIAL BUILDING NO. 19, WING – A, PINNACLE CORPORATE PARK SITUATED ON LAND BEARING CTS NO. 4207 (PT), VILLAGE KOLE KALYAN, TALUKA ANDHERI, MOTILAL NAGAR, BANDRA KURLA COMPLEX, BANDRA (EAST), MUMBAI – 400052, 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 : 02.03.2020**Place : MUMBAI****Sd/**

**Authorized Officer
Indiabulls Housing Finance Limited**