

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 **30.09.2019**, for recovery of **12,45,034/- (Rupees Twelve Lakh(s) Forty Five Thousand Thirty Four Only)** against Loan Account No. **HHLKOT00272711 (Loan Agreement No.1)** and **Rs. 12,23,047/- (Rupees Twelve Lakh(s) Twenty Three Thousand Forty Seven Only)** against Loan Account No. **HHEKOT00322066 (Loan Agreement No.2)** total amounting to **Rs. 24,68,081/- (Rupees Twenty Four Lakh(s) Sixty Eight Thousand Eighty One Only)**, by way of outstanding principal, arrears (including accrued late charges) and interest till **24.08.2019** along with applicable future interest in terms of the loan agreement w.e.f. **25.08.2019**, due to the Secured Creditor from **RAM CHANDRA PUSHPAKAR, MUKUL PUSHPAKAR, AKUL PUSHPAKAR, KANTI BAI AND VIPUL PUSHPAKAR - (GUARANTOR)**. The Reserve Price for the auction of the Property is **Rs. 54,00,000/- (Rupees Fifty Four Lakh(s) Only)** and the Earnest Money Deposit is **Rs. 5,40,000/- (Rupees Five Lakh Forty 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. **915020014295916**, 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]**

H.NO. 93, MEASURING 1800 SQ. FEET I.E 30 FEET x 60 FEET SITUATED IN PANCHWATI NAGAR, VILLAGE SAKATPURA, TEHSIL LAADPURA, KUNHARI, KOTA- 324008, RAJASTHAN. THE PROPERTY IS BOUNDED AS UNDER:

EAST : PASSAGE**WEST : PLOT NO. 94****NORTH : PLOT NO. 84****SOUTH : PLOT NO. 96**

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 : 24.08.2019**Place : KOTA (RAJASTHAN)****Sd/****Authorized Officer****INDIABULLS HOUSING FINANCE LIMITED**