

**“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: U 65923DL2006PLC150632)** Secured Creditor, will be sold on **“As is where is”, “As is what is”, and “Whatever there is” and “without any recourse basis”** on **10.12.2019**, for recovery of **Rs. 33,95,368/- (Rupees Thirty Three Lakh Ninety Five Thousand Three Hundred Sixty Eight Only)** against Loan Account No. **HLAPJAP00202232** by way of Outstanding Principal, Arrears (including accrued late charges) and interest till **04.11.2019** along with applicable future interest in terms of the loan agreement w.e.f. **05.11.2019** due to the Secured Creditor from **SEATEL ELECTRONICS INDIA PRIVATE LIMITED THROUGH SATYENDRA P. KHORANIA AS LIQUIDATOR APPOINTED BY NCLT VIDE ORDER DATED 23RD SEPTEMBER 2019, MR. PANKAJ SHARMA, MRS. PRATIBHA SHARMA & MR. NEERAJ SHARMA.** The Reserve Price for the auction of the said Property is **Rs. 75,00,000/- (Rupees Seventy Five Lakh(s) Only)** and the Earnest Money Deposit will be **Rs. 7,50,000/- (Rupees Seven Lakh Fifty Thousand Only)** i.e., **10%** EMD (Ten Percent) of the Reserve Price and shall be deposited through DD/RTGS/ NEFT to the credit of, **Indiabulls Housing Finance Ltd, AXIS BANK** Account No, **915020014295916, MICR: 110211019 IFSC code UTIB0000131, Branch DLF, GURGAON[HR], GURGAON, 122009**, before submitting the tender online. The successful bidder shall deposit 25% of the Sale Price (less 10% amount paid with the Tender) at the time of acceptance of Bid i.e. on the same day or not later than next working day. 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]**

**THE RESIDENTIAL PLOT NO. 12 (EAST FACING), MEASURING FROM EAST – WEST TOWARDS NORTH 81 FEET AND TOWARDS SOUTH 56 FEET AND HAVING L – SHAPED CORNER IN FRONT AND FROM NORTH – SOUTH TOWARDS EAST 82 FEET AND TOWARDS WEST 57 FEET, TOTALLY ADMEASURING 573 SQUARE YARDS, SITUATED AT RESIDENTIAL SCHEME NO.10 DEVELOPED BY MOTI BHAVAN GREH NIRMAN SEHKARI SAMITI LIMITED, VILLAGE KESHOPURA, AJMER ROAD, JAIPUR AND WHICH IS BOUNDED AS UNDER:-**

**TOWARDS EAST : 40 FEET WIDE ROAD**

**TOWARDS WEST: PLOT NO. 12-A, 12-B, 12-C**

**TOWARDS NORTH : LAND OF OTHERS**

**TOWARDS SOUTH : PLOT NO. 11**

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. [www.indiabullshomeloans.com](http://www.indiabullshomeloans.com). AND <https://eauction.npasource.com>

**Sd/**

**Authorized Officer**

**Date : 04.11.2019**

**Place : JAIPUR, RAJASTHAN**

**Indiabulls Housing Finance Ltd**