

**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 **30th November 2019**, for recovery of **Rs. 2,75,66,448/- (Rupees Two Crore Seventy Five Lakh Sixty Six Thousand Four Hundred Forty Eight Only)** against **Loan Account No. HLAPNOD00214907** by way of outstanding principal, arrears(including accrued late charges) and interest till **05.11.2019** along with applicable future interest in terms of the loan agreement w.e.f. **06.11.2019**, due to the Secured Creditor from **PSA IMPEX PRIVATE LIMITED THROUGH ITS DIRECTORS, DIWAKAR SHARMA, SAVITA JAKHMOLA, HARISH KUMAR, ISHAN JAKHMOLA AND DIWAKAR SHARMA(HUF) THROUGH ITS KARTA** The Reserve Price for the auction of the Property is **Rs. 75,10,000/- (Rupees Seventy Five Lakh(s) Ten Thousand Only)** and the Earnest Money Deposit is **Rs.7,51,000/- (Rupees Seven Lakh Fifty One 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 pay a deposit of 25% of the amount of the Sale Price (less 10% amount paid with the Bid) 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 Bid.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

**FLAT BEARING NO.B-402 ADMEASURING 153.34 SQ. MTRS.(1650 SQ. FT.) 4TH FLOOR IN THE RESIDENTIAL COMPLEX KNOWN AS “KARTIK KUNJ”, SITUATED AT PLOT NO. D-13, SECTOR-44, NOIDA-201303 DISTRICT GAUTAM BUDH NAGAR,UTTAR PRADESH ALONG WITH CAR PARKING SLOT NO. B-07**

**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](http://www.indiabullshomeloans.com).

**Date : 05.11.2019****Place : NOIDA (UTTARPRADESH)****Sd/****Authorized Officer****INDIABULLS HOUSING FINANCE LIMITED**