

**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 **02.12.2019**, for recovery of **Rs. 22,99,608/- (Rupees Twenty Two Lakh Ninety Nine Thousand Six Hundred Eight Only)** against **Loan Account No. H LAPNOI00254617** by way of outstanding principal, arrears (including accrued late charges) and interest till **23.10.2019** along with applicable future interest in terms of the loan agreement w.e.f. **24.10.2019**, due to the Secured Creditor from **AARVANSS INFRASTRUCTURE PRIVATE LIMITED, BABITA, AKHILESH CHAUHAN, ANIL CHAUHAN** The Reserve Price for the auction of the Property is **Rs. 92,10,000/- (Rupees Ninety Two Lakh Ten Thousand Only)** and the Earnest Money Deposit is **Rs.9,21,000/- (Rupees Nine Lakh Twenty 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 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]**

**ALL THAT PART AND PARCEL OF RESIDENTIAL DUPLEX APARTMENT NO. 19, CONSISTING OF ONE DRAWING ROOM, ONE DINING ROOM, ONE BEDROOM WITH TOILET, ONE POWDER ROOM & ONE KITCHEN ON GROUND FLOOR AND LOBBY, THREE BEDROOMS WITH THREE ATTACHED TOILETS, BALCONY, TERRACE & MUMTY ON FIRST FLOOR, HAVING TOTAL SUPER AREA OF 3325 SQ. FT. (COVERED AREA OF 2885 SQ. FT.) LOCATED ON GROUP HOUSING PLOT NO. 07, IN THE TOWNSHIP CROSSINGS REPUBLIK, DUNDAHERA, GHAZIABAD, UTTAR PRADESH.**

**THE BOUNDARIES OF THE SAID FLAT ARE AS FOLLOWS:**

**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 : 23.10.2019**  
**Place : GHAZIABAD (UTTAR PRADESH)**

**Sd/**  
**Authorized Officer**

**INDIABULLS HOUSING FINANCE LIMITED**