

**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 **31.03.2020** 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. 36,52,255/- (Rupees Thirty Six Lakh Fifty Two Thousand Two Hundred Fifty Five Only)** against Loan Account No. **HHLNOI00447667**, by way of outstanding principal, arrears (including accrued late charges) and interest till **25.02.2020** along with applicable future interest in terms of the loan agreement w.e.f. **26.02.2020**, due to the Secured Creditor from **AMIT SAGAR AND BHARTI SAGAR**

The Reserve Price for the auction of the Property is **Rs.30,00,000/- (Rupees Thirty Lakh Only)** and the **Earnest Money Deposit is Rs.3,00,000/- (Rupees Three Lakh Thousand 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.

**SCHEDULE A****[DESCRIPTION OF THE PROPERTY]**

**ALL THAT PIECE AND PARCEL OF BUILT-UP APARTMENT BEARING FLAT NO. X- 101 HAVING SUPER AREA OF 125.41 SQ. MTR. (EQUIVALENT TO 1350 SQ. FT.) AND COVERED AREA OF 942.17 SQ. FT., i.e, 87.53 SQ. MTR. ON FIRST FLOOR IN BUILDING/ TOWER- 'X' ALONG WITH UNDIVIDED AND IMPARTIABLE PROPORTIONATE SHARE IN THE LAND UNDERNEATH THE BUILDING AND UNDIVIDED, PROPORTIONATE SHARE IN THE COMMON AREAS OF THE BUILDING INCLUDING ALL EASEMENTARY RIGHTS ATTACHED THERETO ALONG WITH RIGHT OF USE TO GENERAL COMMONLY USED AREAS AND FACILITIES EARMARKED FOR COMMON USE OF ALL OCCUPANTS WITHIN THE SAID COMPLEX TOGETHER WITH THE RIGHT TO USE THE RESERVED CAR PARKING SPACE IN THE COMPLEX, BEING PART OF THE RESIDENTIAL COMPLEX NAMED- 'OXY HOMEZ' SITUATED AT VILLAGE BEHTA HAZIPUR, PARGANA LONI, TEHSIL & DISTRICT GHAZIABAD- 201102, UTTAR PRADESH.**

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

**Date : 25.02.2020**

**Sd/**

**Place : GHAZIABAD**

**Authorized Officer**

**Indiabulls Housing Finance Limited**