

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 **23.04.2020** 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. 23,18,665/- (Rupees Twenty Three Lakh Eighteen Thousand Six Hundred Sixty Five Only)** against Loan Account No. **HHLKUH00067533**, by way of outstanding principal, arrears (including accrued late charges) and interest till **16.03.2020** along with applicable future interest in terms of the loan agreement w.e.f. **17.03.2020**, due to the Secured Creditor from **RAMESHAN P ALIAS P RAMESAN ALIAS PA RAMESWARAN ALIAS RAMESHAN PD, MINI M ALIAS MINI M RAMESH ALIAS MINI RAMESAN AND SUNIL NARAIN (GUARANTOR)**.

The Reserve Price for the auction of the said Property is **Rs. 24,00,000/- (Rupees Twenty Four Lakh Only)** and the Earnest Money Deposit will be **Rs. 2,40,000/- (Rupees Two Lakh Forty Thousand Only)** i.e. 10% (Ten Percent) of the Reserve Price, and 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**, 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.

DESCRIPTION OF THE PROPERTY

FLAT NO. 204, 2ND FLOOR, SUPER AREA 1645 SQ. FT., TOWER/BLOCK-"A", PROVIEW LABONI, GH PLOT NO. 06, CROSSINGS REPUBLIK, NEAR ABES ENGINEERING COLLEGE, NH -24, DUNDAHERA, GHAZIABAD - 201016, UTTAR PRADESH

AND WHICH IS BOUNDED AS FOLLOWS:-

**EAST : AS PER TITLE DOCUMENTS WEST: AS PER TITLE DOCUMENTS
NORTH : AS PER TITLE DOCUMENTS SOUTH: AS PER TITLE DOCUMENTS**

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

Date : 16.03.2020

Place : GHAZIABAD

Sd/

Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED