

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 **13.04.2020** 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. 23,50,577/- (Rupees Twenty Three Lakh Fifty Thousand Five Hundred Seventy Seven Only)** against Loan Account No. **HHLVAS00302143**, by way of outstanding principal, arrears (including accrued late charges) and interest till **02.03.2020** along with applicable future interest in terms of the loan agreement w.e.f. **03.03.2020**, due to the Secured Creditor from **SHIV KUMAR, ASHOK KUMAR AND RANJANA DEVI.**

The Reserve Price for the auction of the Property is **Rs.28,00,000/- (Rupees Twenty Eight Lakh Only)** and the **Earnest Money Deposit is Rs. 2,80,000/- (Rupees Two Lakh Eighty 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]**

THE RESIDENTIAL BUILT-UP FLAT NO. FF-4, FIRST FLOOR, MIG BACK SIDE, WITHOUT ROOF RIGHT, HAVING TWO BED ROOM, ONE DRAWING/DINING ROOM, TWO TOILET, ONE KITCHEN, BALCONY, HAVING TOTAL COVERED AREA OF 45 SQ. MTRS. (APPROX.), BUILT ON PLOT NO. SHAKTI KHAND-3/718, SITUATED AT SHAKTI KHAND III, INDIRAPURAM, GHAZIABAD, TEHSIL AND DISTRICT GHAZIABAD, TOGETHER WITH PROPORTIONATE SHARE IN THE LAND UNDERNEATH AND APPURTENANCE, THERETO BOUNDED AS UNDER:-

ON THE EAST : ROAD 80 FEET WIDE.

ON THE WEST : PLOT NO. 705

ON THE NORTH: [PLOT NO. 719

ON THE SOUTH: PLOT NO. 717

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.

Date : 02.03.2020

Place : GHAZIABAD

Sd/

Authorized Officer

Indiabulls Housing Finance Limited