

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 **03.07.2019**, for recovery of **Rs. 1,43,41,843/- (Rupees One Crore Forty Three Lakh Forty One Thousand Eight Hundred Forty Three Only)** against Loan Account No. **HLAPRHN00213171**, by way of outstanding principal, arrears (including accrued late charges) and interest till **11.06.2019** along with applicable future interest in terms of the loan agreement w.e.f. **12.06.2019**, due to the Secured Creditor from **UKSENGINEERINGPVT.LTD., UMESH PRASAD YADAVA, SHARDA YADAV AND HEMANT KUMAR**. The Reserve Price for the auction of the Property is **Rs. 1,30,00,000/- (Rupees One Crore Thirty Lakh(s) Only)** and the Earnest Money Deposit is be **Rs. 13,00,000/- (Rupees Thirteen Lakh 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]**

THE PREMISES BEING PROPERTY NO.-RZF-1/132 “KRD BHAWAN” CONSTRUCTED ON FREEHOLD LAND MEASURING APPROX. 125 SQ. YDS. OUT OF KHASRA NO.-88/2/3, STREET NO.-1, MAHAVIR ENCLAVE, VILLAGE-PALAM, NEW DELHI-110045 AND AS PER SALE DEED LAND IS BOUNDED AS FOLLOWS:

**EAST : GALI 10 FT.
WEST : PROPERTY OF OTHERS
NORTH: PROPERTY OF OTHER
SOUTH: ROAD 20 FT. WIDE.**

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: 12.06.2019**Place: NEW DELHI****Sd/****Authorized Officer
INDIABULLS HOUSING FINANCE LIMITED**