

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 **21.08.2019**, for recovery of **Rs. 93,41,883/- (Rupees Ninety Three Lakh Forty One Thousand Eight Hundred Eighty Three Only)** against Loan Account No. **HLAPLAJ00176754**, by way of outstanding principal, arrears (including accrued late charges) and interest till **12.07.2019** along with applicable future interest in terms of the loan agreement w.e.f. **13.07.2019**, due to the Secured Creditor from **CREATIVE INFRAPOWER PRIVATE LIMITED, PREVIOUSLY KNOWN AS CREATIVE EARTH MOVERS & CONSTRUCTION PVT. LTD., GARIMA SINGH, OMOVIR SINGH, LALIT KUMAR SINGH, SATYA PAL SINGH – GUARANTOR AND PINKI RAJORA -GUARANTOR** The Reserve Price for the auction of the Property is **95,00,000/- (Rupees Ninety Five Lakh(s) Only)** and the Earnest Money Deposit is be **Rs. 9,50,000/- (Rupees Nine Lakh Fifty 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 on-line. 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]**

FREE HOLD PROPERTY BEARING PLOT NO. G-45, ENTIRE THIRD FLOOR WITH ITS TERRACE/ROOF RIGHTS OVER AND ABOVE HAVING BUILT UP AREA OF 200 SQ. YARDS TOGETHER WITH PROPORTIONATE, UNDIVIDED, INDIVISIBLE AND IMPARTIBLE SHARE OF THE FREE-HOLD LAND UNDERNEATH, SITUATED AT LAJPAT NAGAR-1, NEW DELHI -110024

THE SAID PLOT IS BOUNDED AS FOLLOWS:

TOWARDS EAST : OTHER'S PROPERTY

TOWARDS WEST : ROAD

TOWARDS NORTH : ROAD

TOWARDS SOUTH : SERVICE ROAD

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: 12.07.2019

Place: NEW DELHI

Sd/

Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED