

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 **30.09.2019**, for recovery of **Rs. 86,81,855/- (Rupees Eighty Six Lakh(s) Eighty One Thousand Eight Hundred Fifty Five Only)** against Loan Account No. **HHLDCP00191509 (Loan Agreement No.1)** and **Rs. 1,53,88,239/- (Rupees One Crore Fifty Three Lakh(s) Eighty Eight Thousand Two Hundred Thirty Nine Only)** against Loan Account No. **HHEDCP00191517 (Loan Agreement No.2)** total amounting to **Rs. 2,40,70,094/- (Rupees Two Crores Forty Lakh(s) Seventy Thousand Ninety Four Only)**, by way of outstanding principal, arrears (including accrued late charges) and interest till **19.08.2019** along with applicable future interest in terms of the loan agreement w.e.f. **20.08.2019**, due to the Secured Creditor from **MR. RISHI KAPOOR, MRS. GITANJALI KAPOOR & MRS. SATVINDER KAUR (GUARANTOR)**. The Reserve Price for the auction of the Property is **Rs. 2,28,00,000/- (Rupees Two Crore Twenty Eight Lakh(s) Only)** and the Earnest Money Deposit is **Rs. 22,80,000/- (Rupees Twenty Two Lakh Eighty 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 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]**

ALL THAT PIECE AND PARCEL of the ENTIRE SECOND FLOOR consisting of four bedrooms with attached bathrooms, drawing/dining, two canopy/ balcony, one lobby and kitchen along with one servant quarter with toilet in the stairs of SECOND FLOOR of the freehold property bearing NO. B-125, situated at KALKAJI, NEW DELHI - 110019, along with proportionate, Undivided indivisible and impartible ownership rights in the freehold land underneath the land admeasuring 300 sq. yards with fittings, fixtures and structure standing therein, along with electricity and water connections installed therein, with all rights in common entrances, passages, staircase, lift and other common facilities/amenities provided therein, with all rights, title and interests, privileges, easements and appurtenances thereto. IS BOUNDED AS FOLLOWS:

TOWARDS EAST : Service lane**TOWARDS WEST : Road****TOWARDS NORTH : Road****TOWARDS SOUTH : Plot No. B-124**

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 : 20.08.2019**Sd/****Place : NEW DELHI****Authorized Officer****INDIABULLS HOUSING FINANCE LIMITED**