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 20.04.2020** 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. 2,45,42,866/- (Rupees Two Crore Forty Five Lakh Forty Two Thousand Eight Hundred Sixty Six Only)** against Loan Account No. **HLAPNOD00248498,** by way of outstanding principal, arrears (including accrued late charges) and interest till **11.03.2020** along with applicable future interest in terms of the loan agreement w.e.f. **12.03.2020** , due to the Secured Creditor from **NUTECH APPLIANCES THROUGH ITS PARTNERS, TOSIBA APPLIANCES CO. PVT. LTD., SURIBA INDUSTRIES THROUGH ITS PARTNERS, ANIL RAI ELECTRONIC ENTERPRISES PVT. LTD. , VARUN SURI, PANKAJ CHADHA , NARINDER KUMAR SURI , BHUVNESH KUMAR SURI ALIAS BHUVNESH SURI AND SUNITA SURI.**

The Reserve Price for the auction of the Property **is Rs.7,41,00,000/- (Rupees Seven Crore Forty One Lakh Only)**and **the Earnest Money Deposit is Rs.74,10,000/- (Rupees Seventy Four Lakh Ten 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]

PROPERTY BEARING PLOT NO. D – 152 MEASURING 210 SQUARE METERS (APPROX.) IN BLOCK – D, SAKET, NEW DELHI – 110017 AND WHICH IS BOUNDED AS FOLLOWS:-

NORTH : ROAD	**EAST : PLOT NO. 151**
SOUTH : SERVICE LANE	**WEST : PLOT NO. 153**

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.

Sd/

Authorized Officer

Indiabulls Housing Finance Limited

Date : 11.03.2020

Place : NEW DELHI