

**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 **29.06.2020** 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. 71,61,245/- (Rupees Seventy One Lakhs Sixty One Thousand Two Hundred Forty Five Only)** against Loan Account No. **HLAPNOI00433265**, by way of outstanding principal, arrears (including accrued late charges) and interest till **09.06.2020** along with applicable future interest in terms of the loan agreement w.e.f. **10.06.2020**, due to the Secured Creditor from **AJAY BANSAL PROPRIETOR SHYAM SAHARA PLASTIC AND ANJU BANSAL**

The Reserve Price for the auction of the Property is **Rs.56,00,000/- (Rupees Fifty Six Lakh Only)** and the Earnest Money Deposit is **Rs. 5,60,000/- (Rupees Five Lakh Sixty 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.**", **ICICI Bank Account No. 114505001412**, **IFSC: ICIC0001145**, **B1&B2, Vanijya Nikunj, Enkay Tower, Udyog Vihar, Phase 5, Gurgaon-122015** 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]**

**ALL THAT PIECE AND PARCEL OF PROPERTY BEING 1ST FLOOR UPTO CEILING LEVEL ONLY (WITHOUT ROOF AND TERRACE RIGHTS), HAVING ITS AREA MEASURING 133 SQ. YDS. i.e. 111.20 SQ. MTRS. BUILT- UP TOGETHER WITH CONSTRUCTION BUILT THEREON, WITH THE COMMON RIGHTS OF ENTRANCE, STAIRS & PASSAGE FROM GROUND FLOOR, ALONGWITH THE COMMON RIGHTS TO GO ON TOP FLOOR FOR MAINTENANCE OF WATER TANK ETC. WITH COMMON STILT FLOOR PARKING & OTHER COMMON FACILITIES BEARING PROPERTY NO. 1/6579 (OLD NO.1241/10) ON PLOT NO.-36 FORMING PART OF KHASRA NO. 1367/326 SITUATED AT VILLAGE-SIKDARPUR IN THE ABADI OF EAST ROHTASH NAGAR, ILLAQA SHAHDARA, DELHI-110032 TOGETHER WITH THE UNDIVIDED PROPORTIONATE FREE-HOLD RIGHTS OF THE LAND UNDERNEATH WHICH IS BOUNDED AS UNDER:-**

**EAST : PROPERTY OF OTHERS  
WEST : PROPERTY OF OTHERS (PLOT NO.-33)  
NORTH : PROPERTY OF OTHERS (PLOT NO.-34)  
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](http://www.indiabullshomeloans.com).

**Date : 10.06.2020  
Place : DELHI**

**Sd/  
Authorized Officer  
Indiabulls Housing Finance Limited**