

**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 symbolic possession of which has been taken by the Authorised Officer of **Indiabulls Housing Finance Limited (CIN: L65922DL2005PLC136029)** Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” and “without any recourse basis” on **29th December 2018**, for recovery of **Rs. 1,13,90,046/- (Rupees One Crore Thirteen Lakh(s) Ninety Thousand Forty Six Only)** against **Loan Account No. H LAPDCP00203959** by way of Outstanding Principal, Arrears (including accrued late charges) and interest till **03.12.2018** along with applicable future interest in terms of the loan agreement w.e.f. **04.12.2018** due to the Secured Creditor from **COSMIC STRUCTURES LIMITED, R 794 FIRST FLOOR INFRA PRIVATE LIMITED, SUSHANT MUTTREJA, NISHANT MUTTREJA, RAVNEET MUTTREJA AND NEETI MUTTREJA**. The Reserve Price for the auction of the said Property is **Rs. 2,60,00,000/- (Rupees Two Crore Sixty Lakh(s) Only)** and the Earnest Money Deposit will be **Rs. 26,00,000/- (Rupees Twenty Six Lakh Only)** i.e., 10% (Ten Percent) of the Reserve Price and shall be deposited through DD/RTGS/NEFT to the credit of, **INDIABULLS HOUSING FINANCE LIMITED, AXIS BANK Account No, 915020014295916, MICR- 110211019, IFSC code UTIB0000131, Branch DLF, GURGAON[HR], GURGAON, 122009**. The successful bidder shall pay a deposit of 25% of the amount of the Sale Price (less 10% amount paid with the Bid) at the time of acceptance of Bid i.e. on the same day or not later than next working day. Balance 75% of the Sale Price is required to be deposited within 15 days from the date of acceptance of the Bid.

**Description of the Immovable Property**

**PROPERTY BEARING NO.R-794 FIRST FLOOR (WITHOUT ANY**

**TERRACE/ROOF RIGHTS) NEW RAJINDER NAGAR, NEW DELHI – 110060,**

**BUILT ON AN AREA MEASURING 242.44 SQUARE METERS OR 290**

**SQUARE YARDS ALONG FITTED WITH INDEPENDENT ELECTRICITY AND**

**WATER CONNECTION WITH COMMON PASSAGE AND COMMON LIFT**

**ALONGWITH TWO CAR PARKING SPACE IN THE STILT PARKING AREA.**

**PROPERTY BEARING NO. R-794 IS BOUNDED AS UNDER –**

**EAST : ROAD**

**WEST : OTHER'S PROPERTY**

**SOUTH : ROAD**

**NORTH : SERVICE LANE**

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. <https://www.indiabullshomeloans.com> AND <https://eauction.npasource.com>.

**Sd/-**

**Date : 03.12.2018**

**Authorized officer**

**Place : NEW DELHI**

**Indiabulls Housing Finance Limited**