

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 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 **15th March 2019**, for recovery of **Rs. 8,66,93,391/- (Rupees Eight Crore Sixty Six Lakh Ninety Three Thousand Three Hundred Ninety One Only)** against **Loan Account No. HLAPDMT00249805** by way of Outstanding Principal, Arrears (including accrued late charges) and interest till **12.02.2019** along with applicable future interest in terms of the loan agreement w.e.f. **13.02.2019** due to the Secured Creditor from **SARVHIT TRUST MEERUT, MR. VIJAY PAL YADAV, MRS. SUNITA YADAV, MR. RAMESH CHANDER YADAV, MRS. KAMLA YADAV, EMM VEE INFRASTRUCTURE INDIA PVT. LTD. and VAM RESORTS AND HOTEL PVT. LTD.** The Reserve Price for the auction of the said Property is **Rs. 5,00,00,000/- (Rupees Five Crore Only)** and the Earnest Money Deposit will be **Rs. 50,00,000/- (Rupees Fifty 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**, before submitting the tender online. 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

UNIT NOS. 1 to 22 ON 4TH FLOOR, BLOCK-A, AREA MEASURING 25000

SQ. FT., OF THE COMMERCIAL COMPLEX CALLED AS “IT SQUARE”, ON

PLOT NO.21, KNOWLEDGE PARK-III, GREATER NOIDA, UTTAR PRADESH,

ALONGWITH ALL THAT PIECES OF PARCELS OF LAND AS UNDER

TOGETHER WITH STRUCTURES, BUILDINGS, FURNITURE, FIXTURES,

FITTINGS, STANDING AND/OR PLANT AND MACHINERY THEREON

INSTALLED / TO BE INSTALLED AND/OR CONSTRUCTED AND/OR ALL

THE PRESENT AND FUTURE TITLE, INTERESTS AND RIGHTS OF

M/S V.A.M. RESORTS & HOTELS PVT. LTD.

The said property is bounded as under:

EAST : As per title deed

WEST : As per title deed

NORTH : As per title deed

SOUTH : As per title deed

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 : 14.02.2019

Authorized officer

Place : Greater Noida, Uttar Pradesh

Indiabulls Housing Finance Limited