

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 **31st December 2018**, for recovery of **Rs. 6,48,81,663/- (Rupees Six Crore Forty Eight Lakh Eighty One Thousand Six Hundred Sixty Three Only)** against **Loan Account No. H LAPLOW00227746** by way of Outstanding Principal, Arrears (including accrued late charges) and interest till **24.11.2018** along with applicable future interest in terms of the loan agreement w.e.f. **25.11.2018** due to the Secured Creditor from **MR. MUKESH B. SHAH PARTNER OF M. B. SHAH EXPORTS, MR. HEMANG M. SHAH PARTNER OF M. B. SHAH EXPORTS, MRS. ANJU M. SHAH PARTNER OF M. B. SHAH EXPORTS AND M. B. SHAH EXPORTS THROUGH ITS PARTNERS.** The Reserve Price for the auction of the said Property is **Rs. 7,75,00,000/- (Rupees Seven Crore Seventy Five Lakh(s) Only)** and the **Earnest Money Deposit** will be **Rs. 77,50,000/- (Rupees Seventy Seven Lakh Fifty Thousand 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, 915020016593683, MICR- 110211019, IFSC code UTIB0000131, Branch DLF, GURGAON[HR], GURGAON, 122009**, before submitting the tender online, 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**FLAT NO.-501 AREA 1328 SQ. FT. ON 5TH FLOOR IN WING-A, BUILDING****KNOWN AS RAJUL CO-OP HOUSING SOCIETY LTD ON THE LAND****BEARING OLD SURVEY NOS. 21 AND 24, NEW SURVEY NO. 1/7240 AND****CADESTRAL SURVEY NO. 193, MALBAR & CUMBALA HILL DIVISION, 9****HARKNESS ROAD, MUMBAI-400006, MAHARASHTRA ALONG WITH ONE****STILT CAR PARKING SPACE ON THE COMPOUND OF THE ABOVE SAID****BUILDING AND SHARES OF Rs. 50/- (Rupees Fifty Only) EACH BEARING****DISTINCTIVE NOS. 46 TO 50 (both inclusive) HELD UNDER THE SHARE****CERTIFICATE NO.-10 DATED 25-07-1987 OF RAJUL CO-OP HOUSING****SOCIETY LTD HOLDERS OF THE SAID SHARES SEIZED AND****POSSESSION OF THE ABOVE SAID FLAT.****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 : 24.11.2018****Authorized officer****Place: MUMBAI, Maharashtra****Indiabulls Housing Finance Limited**