

**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 **09.07.2019**, for recovery of **Rs. 29,49,906/- (Rupees Twenty Nine Lakh Forty Nine Thousand Nine Hundred Six Only)** against **Loan Account No. HHLNOI00341793**, by way of outstanding principal, arrears (including accrued late charges) and interest till **29.05.2019** along with applicable future interest in terms of the loan agreement w.e.f. **30.05.2019**, due to the Secured Creditor from **ABHISHEK SALUJA, RIDHIMA LAVANIA, LAVANYA COUTURE, REETA SALUJA ALIAS RITA SALUJA AND KRISHAN KUMAR SALUJA**. The Reserve Price for the auction of the Property is **Rs. 43,00,000/- (Rupees Forty Three Lakh Only)** and the Earnest Money Deposit is **Rs. 4,30,000/- (Rupees Four Lakh Thirty Thousand Only)** i.e. 10% of the Reserve Price, which shall be deposited through DD/ RTGS/ NEFT to the credit of “**INDIABULLS HOUSING FINANCE LTD.**”, in **AXIS BANK Account No. 915020014295916, MICR: 110211019, IFSC: UTIB0000131, DLF, GURGAON [HR], GURGAON – 122 009** branch, before submitting the tender online. The successful bidder shall deposit 25% of the Sale Price (less 10% EMD amount paid with the Tender) at the time of acceptance of Bid 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 acceptance of the Tender.

**SCHEDULE A**

**[DESCRIPTION OF THE PROPERTY]**

**THE RESIDENTIAL PREMISES BEING ENTIRE SECOND FLOOR FLAT**

**(WITH ROOF RIGHTS) HAVING ITS SUPER AREA 58.17 SQ.MTRS, BUILT**

**UP OVER PLOT NO. 44, SITUATED IN THE RESIDENTIAL COLONY KNOWN**

**AS “INDIA MOON CITY” IN VILLAGE MOHIUDDINPUR KANAWANI,**

**PARAGNA LONI, TEHSIL DADRI, DISTRICT GAUTAM BUDH NAGAR,**

**GHAZIABAD – 201005, UTTAR PRADESH.**

**THE SAID PROPERTY IS BOUNDED AS UNDER:**

**EAST : PLOT NO. 45**

**WEST : PLOT NO. 43**

**NORTH: LAND OF OTHERS**

**SOUTH : ROAD 9 MTR. 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).

**Sd/-**

**Date : 29.05.2019**

**Authorized officer**

**Place: GHAZIABAD (Uttar Pradesh)**

**Indiabulls Housing Finance Limited**