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 **31st December 2018**, for recovery of **Rs. 8,37,055 /- (Rupees Eight Lakh(s) Thirty Seven Thousand Fifty Five Only)** against **Loan Account No. HHERAJ00318859 (Loan Agreement No.1)** and **Rs. 5,66,572/- (Rupees Five Lakh(s) Sixty Six Thousand Five Hundred Seventy Two Only)** against **Loan Account No. HHLRAJ00312107 (Loan Agreement No.2)** total amounting to **Rs. 14,03,627/- (Rupees Fourteen Lakhs Three Thousand Six Hundred Twenty Seven Only)** by way of Outstanding Principal, Arrears (including accrued late charges) and interest till **07.12.2018** along with applicable future interest in terms of the loan agreement w.e.f. **08.12.2018**; due to the Secured Creditor from **MR. RAJENDRA MAGANLAL MAGDANI** PARTNER M/S. RAMDEV TRADERS, **MRS. KAJAL RAJENDRA MAGDANI, RAMDEV TRADERS** THROUGH ITS PARTNERS AND **MR. KASHYAP R MAGADANI.** The Reserve Price for the auction of the said Property is **Rs. 10,80,000 /- (Rupees Ten Lakh(s) Eighty Thousand Only)** and the Earnest Money Deposit will be **Rs. 1,08,000/- (Rupees One Lakh(s) Eight 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. 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

THE RESIDENTIAL PREMISES BEARING FLAT NO.A/3-14 ON 1ST FLOOR, HAVING BUILT UP AREA 39-53 SQ. MTS., SITUATED AT YOGESHWAR PARK LYING AND BEING ON TOTAL LAND ADMEASURING 27822-10 SQ. MTS. OF T.P.S. NO.RAIYA/16, F.P. NO.72/1/2 (P) OF RAIYA REVENUE SURVEY NO. 48(P), RAJKOT – 360003, GUJARAT.

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 : 07.12.2018 **Authorized officer**

Place : RAJKOT (GUJARAT) **Indiabulls Housing Finance Limited**