

“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 properties 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 **29th January, 2019**, for recovery of **Rs. 4,07,20,137/- (Rupees Four Crore Seven Lakh Twenty Thousand One Hundred Thirty Seven Only)** against **Loan Account No. HHELUD00016831** by way of Outstanding Principal, Arrears (including accrued late charges) and interest till **18.12.2018** along with applicable future interest in terms of the loan agreement w.e.f. **19.12.2018** due to the Secured Creditor from **ADISHWAR JAIN, SUNITA JAIN, SACHIN JAIN, ADHISHWAR JAIN (HUF), SUNDESH SPRING P LTD., GIRNAR INFOTECH LTD., AND GIRNAR IMPEX LTD.** The Reserve Price for the auction of the Properties is as indicated below against each Property:-

Property/ SHOP	Reserve price, Rs.	Amount in words
(i) SHOP NO.3	9,60,000 /-	Rupees Nine Lakh Sixty Thousand Only
(ii) SHOP NO.4	12,10,000 /-	Rupees Twelve Lakh Ten Thousand Only
(iii) SHOP NO.5	12,60,000/-	Rupees Twelve Lakh Sixty Thousand Only
(iv) SHOP NO.6	11,50,000/-	Rupees Eleven Lakh Fifty Thousand Only
(v) SHOP NO.7	11,70,000/-	Rupees Eleven Lakh Seventy Thousand Only
(vi) SHOP NO.8	11,60,000/-	Rupees Eleven Lakh Sixty Thousand Only

and the Earnest Money Deposit (EMD) for the auction of the shops situated in Property is as indicated below against each Shop will be

Properties	EMD, Rs.	Amount in words
(i) SHOP NO.3	96,000/-	Rupees Ninety Six Thousand Only
(ii) SHOP NO.4	1,21,000/-	Rupees One Lakh Twenty One Thousand Only
(iii) SHOP NO.5	1,26,000/-	Rupees One Lakh Twenty Six Thousand Only
(iv) SHOP NO.6	1,15,000/-	Rupees One Lakh Fifteen Thousand Only
(v) SHOP NO.7	1,17,000/-	Rupees One Lakh Seventeen Thousand Only
(vi) SHOP NO.8	1,16,000/-	Rupees One Lakh Sixteen 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, 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

(i) SHOP NO.3 (ii) SHOP NO.4 (iii) SHOP NO.5, (iv) SHOP NO. 6, (v) SHOP NO.7 and (vi) SHOP NO.8 all on FOURTH FLOOR, THE MALL PLAZA, MALL ROAD (GHUMMAR MANDI SIDE ROAD), VILLAGE TARAF GAHILEWAL, LUDHIANA. Along with tenant.

(i) SHOP NO.3 is bounded as follows:-

EAST :- Office No. 2
WEST :- Office No. 4
NORTH :- Common Passage
SOUTH :- Vacant

(ii) SHOP NO.4 is bounded as follows:-

EAST :- Office No. 3
WEST :- Office No. 5
NORTH :- Common Passage
SOUTH :- Vacant

(iii) SHOP NO.5 is bounded as follows:-

EAST :- Office No. 4 & Passage
WEST :- Road
NORTH :- Office No. 6
SOUTH :- Property of Dr. Thapar

(iv) SHOP NO.6 is bounded as follows:-

EAST :- Lift
WEST :- Rani Jhansi Road
NORTH :- Office No. 7
SOUTH :- Office No. 8

(v) SHOP NO.7 is bounded as follows:-

EAST :- Common Lobby
WEST :- Rani Jhansi Road
NORTH :- Office No. 8
SOUTH :- Office No. 6

(vi) SHOP NO.8 is bounded as follows:-

EAST :- Common Lobby
WEST :- Rani Jhansi Road
NORTH :- Office No. 9
SOUTH :- Office No. 7

ENCUMBRANCES:- SHOP No. 3 admeasuring 435 Sq.feet and SHOP No.4 admeasuring 564 sq. feet is occupied by a tenant namely Shri Om Parkash Singh Proprietor-The Acusity-Acupuncture and Multi-therapy centre.

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>.

Date: 18.12.2018
Place: LUDHIANA

Authorized officer
INDIABULLS HOUSING FINANCE LIMITED