

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 **16th January 2019**, for recovery of **Rs. 3,31,68,357/- (Rupees Three Crore Thirty One Lakh Sixty Eight Thousand Three Hundred Fifty Seven Only)** against **Loan Account No. HLAPNOD00214907** by way of Outstanding Principal, Arrears (including accrued late charges) and interest till **21.12.2018** along with applicable future interest in terms of the loan agreement w.e.f. **22.12.2018** due to the Secured Creditor from **PSA IMPEX PRIVATE LIMITED THROUGH ITS DIRECTORS, DIWAKAR SHARMA, SAVITA JAKHMOLA, HARISH KUMAR, ISHAN JAKHMOLA AND DIWAKAR SHARMA (HUF) THROUGH ITS KARTA.** The Reserve Price for the auction of the said Property is **Rs. 75,00,000/- (Rupees Seventy Five Lakh(s) Only)** and the Earnest Money Deposit will be **Rs. 7,50,000/- (Rupees 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, 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

FLAT BEARING NO.B-402 ADMEASURING 153.34 SQ. MTRS.(1650 SQ. FT.)

4TH FLOOR IN THE RESIDENTIAL COMPLEX KNOWN AS “KARTIK KUNJ”,

SITUATED AT PLOT NO. D-13, SECTOR-44, NOIDA-201303 DISTRICT

GAUTAM BUDH NAGAR, UTTAR PRADESH ALONG WITH CAR PARKING

SLOT NO. B-07.

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 : 21.12.2018

Authorized officer

Place : NOIDA (Uttar pradesh)

Indiabulls Housing Finance Limited