

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 **30th January 2019**, for recovery of **Rs. 6,54,14,246/- (Rupees Six Crore Fifty Four Lakh Fourteen Thousand Two Hundred Forty Six Only)** against **Loan Account No. H LAPVSH00276637** by way of Outstanding Principal, Arrears (including accrued late charges) and interest till **22.12.2018** along with applicable future interest in terms of the loan agreement w.e.f. **23.12.2018** due to the Secured Creditor from **MR. MANOJ UTTAM KHUSHALANI, MRS. AASHIMA M KHUSHALANI AND ONE WORLD SOURCING THROUGH PARTNER MRS. AASHIMA M KHUSHALANI**. The Reserve Price for the auction of the said Property is **Rs. 6,25,00,000/- (Rupees Six Crore Twenty Five Lakh(s) Only)** and the Earnest Money Deposit will be **Rs. 62,50,000/- (Rupees Sixty Two Lakh(s) 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. 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**UNIT NO.1, 3RD FLOOR, HAVING CARPET AREA OF 3353 SQ.FEET IN THE****BUILDING “THE BUSINESS BAY” PROPERTY BEARING CTS NO. 638/3****BEING PORTION OF SURVEY NO. 46 HISSA NO.2(P), PORTION OF****SURVEY NO.62 HISSA NO.7(P)PORTION OF SURVEY NO.45 1(P)****ADMEASURING 3603 SQ. METERS AT MOHILI VILLAGE, TALUKA KURLA****ON KURLA ANDHERI ROAD IN THE REGISTRATION SUB-DISTRICT****BANDRA, DISTRICT MUMBAI SUBURBAN, GREATER MUMBAI AREA AND****“THE BUSINESS BAY” BUILDING BOUNDED AS FOLLOWS****THIS IS TO SAY:**

ON OR TOWARDS THE EAST : BY PORTION OF SURVEY NO. 62 HISSA NO.7, PORTION OF SURVEY 45 HISSA NO.1 AND SURVEY NO. 45 (PART)AND C.T.S.NO. 638/4 & C.T.X. NO. 640;

ON OR TOWARDS THE WEST : BY PORTION OF SURVEY NO. 46(PART) AND C.T.S. NO.638/2AND C.T.S. NO. 636;

ON OR TOWARDS THE NORTH: BY COMMON PASSAGE; AND

ON OR TOWARDS THE SOUTH:BY PORTION OF SURVEY NO.46 HISSA NO.2 (PART)AND C.T.S NO.632

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 : 22.12.2018

Authorized officer

Place: MUMBAI

Indiabulls Housing Finance Limited