

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 physical 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. 1,52,21,107/- (Rupees One Crore Fifty Two Lakh Twenty One Thousand One Hundred Seven Only)** against **Loan Account No. H LAPAHE00250994** 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 **NEERU COTTON PRIVATE LIMITED THROUGH ITS DIRECTORS, M/S. NEO VASTRAM PRIVATE LIMITED THROUGH ITS DIRECTORS, MR. DINESH KUMAR KHEMCHAND, AND MRS. SHAH NIRUPAMABEN DINESH KUMAR**. The Reserve Price for the auction of the said Property is **Rs. 62,00,000 /- (Rupees Sixty Two Lakh(s) Only)** and the Earnest Money Deposit will be **Rs. 6,20,000/- (Rupees Six Lakh(s) Twenty 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

ALL THAT UNDIVIDED AND UNDEMARKETED PROPORTIONATE SHARE IN THE LAND MORE PARTICULARLY DESCRIBED HEREINBELOW TOGETHER WITH UNIT NO.S [1] 009 [2] 010 [3] 011 & [4] 012 [AS PER APPROVED PLAN UNIT NO. 003] TOTAL ADMEASURING 1609.30 SQ. FTS. I.E. 149.51 SQ. MTS. [BUILT UP AREA] SITUATED ON SECOND FLOOR OF BLOCK “A” IN A SCHEME KNOWN AS “RATNA BIZ PARK” TOGETHER WITH ONE ALLOTTED PARKING WITHOUT ADDITIONAL CHARGES AS DEMARKETED BY THE VENDOR/SERVICE SOCIETY AS ALSO UNDIVIDED SHARE IN THE COMMON ASSETS WITH RIGHT TO USE COMMON AMENITIES AND FACILITIES. WHICH IS BOUNDED AS UNDER:-

ON OR TOWARDS THE NORTH : LIFT & STAIR

ON OR TOWARDS THE SOUTH : UNIT NO. 002[AS PER PLAN]

ON OR TOWARDS THE EAST : MARGIN TOWARDS BLOCK ‘B’

ON OR TOWARDS THE WEST : ENTRY

[Description of Land on which Secured Asset is situated]

ALL THAT PIECE OR PARCEL OF FREEHOLD NON-AGRICULTURAL USE LAND BEARING FINAL PLOT NO. 8 ADMEASURING 15197 SQ. MTS. PAIKI ADMEASURING 8480 SQ. MTS. PAIKI ADM. 7925.65 SQ. MTS. WHICH BEARS FINAL PLOT NO. 8/2-A, I.E. FINAL PLOT NO. 8, SUB PLOT NO. 2/A OF TOWN PLANNING SCHEME NO. 10, TOGETHER WITH BLOCK A, B AND C CONSISTING OF VARIOUS UNITS ON GROUND, FIRST AND SECOND FLOOR STANDING THEREIN SUBJECT TO PERMANENT LEASEHOLD RIGHT OF THEN AHMEDABAD ELECTRICITY COMPANY LIMITED NOW TORRENT POWER LIMITED IN THE PART OF THE SAME LAND ADM. 35 SQ. MTS. OF MOUJE RAKHIAL OF CITY TALUKA IN THE REGISTRATION DISTRICT OF AHMEDABAD AND SUB – DISTRICT OF AHMEDABAD-7 (ODHAV) AND BOUNDED AS FOLLOWS:

FINAL PLOT NO. 8 SUB PLOT NO. 2A**ON OR TOWARDS THE NORTH : BY FINAL PLOT NO. 2**

ON OR TOWARDS THE SOUTH : BY FINAL PLOT NO. 8 SUB PLOT NO. 1 PAIKI 554.35 SQ. MTS. AND FINAL PLOT NO. 8 SUB PLOT NO.1 PAIKI 2604 SQ.MTS. AND HIGHWAY

ON OR TOWARDS THE EAST : BY REVENUE SURVEY NO. 304 (PAIKI)**ON OR TOWARDS THE WEST : BY FINAL PLOT NO. 8 PLOT NO. 2-B**

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: AHMEDABAD (Gujarat)

Indiabulls Housing Finance Limited