

**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 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. 1,83,15,730/- (Rupees One Crore Eighty Three Lakh(s) Fifteen Thousand Seven Hundred Thirty Only)** against **Loan Account No. HLAPRPR00181743** (Loan Account No.1) and **Rs. 41,72,496/- (Rupees Forty One Lakh(s) Seventy Two Thousand Four Hundred Ninety Six Only)** against **Loan Account No. HLAPRPR00181056** (Loan Account No.2); totaling to **Rs. 2,24,88,226/- (Rupees Two Crore(s) Twenty Four Lakhs Eighty Eight Thousand Two Hundred Twenty Six Only)** by way of Outstanding Principal, Arrears (including accrued late charges) and interest till **03.01.2019** along with applicable future interest in terms of the loan agreement w.e.f. **04.01.2019**; due to the Secured Creditor from **VICON AUTOMOBILES PVT. LTD., VIMAL CHAND SHRISHRIMAL, VIMLA DEVI SHRISHRIMAL, VARUN JAIN, VAIBHAV JAIN & ADITI JAIN**. The Reserve Price for the auction of the shops situated in Property is as indicated below against each Shop:-

Sr. No.	Shop No.	Reserve price, Rs.	Amount in words
1.	Shop No.17 A Shop No.17 B	Rs. 35,00,000/-	Rupees Thirty Five Lakhs Only
2.	Shop No. 18 A Shop No. 18 B Shop No. 19 B	Rs. 55,00,000/-	Rupees Fifty Five Lakh(s) Only

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

Sr.No.	Shop No.	EMD in Rs.	Amount in words
1.	Shop No.17 A Shop No.17 B	Rs. 3,50,000/-	Rupees Three Lakhs Fifty Thousand Only
2.	Shop No. 18 A Shop No. 18 B Shop No. 19 B	Rs. 5,50,000/-	Rupees Five 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****PROPERTY NO. 1:-**

**SHOP HAVING SUPER BUILT UP AREA OF 1589.2 SQ. FT., BEARING PRAKOSHTH NO.417 A, B, CONSTRUCTED AT 4TH FLOOR OF MULTISTORIED BUILDING "PANDIT RAVI SHANKER SHUKAL COMMERCIAL COMPLEX" OWNED BY MUNICIPAL CORPORATION RAIPUR, WHICH IS POPULARLY KNOWN AS "RAVI BHAWAN COMPLEX", TOTAL AREA OF WHICH IS 6854 SQ. METER, SITUATED AT KHASRA NO 625, 626/1 627/2, 629 & 630, JAI STAMBH CHOWK, RAIPUR-492001, CHHATTISGARH. BOUNDED AS FOLLOWS:**

**NORTH : GALLERY OF BUILDING  
SOUTH : LAST PORTION OF BUILDING  
EAST : PRAKOSHTH NO.419A  
WEST : GALLERY OF BUILDING**

**PROPERTY NO. 2:-**

**SHOP HAVING SUPER BUILT UP AREA OF 2383.8 SQ. FT., BEARING PRAKOSHTH NO. 418 A, B & 419 B, CONSTRUCTED AT 4TH FLOOR OF MULTISTORIED BUILDING "PANDIT RAVI SHANKER SHUKAL COMMERCIAL COMPLEX" OWNED BY MUNICIPAL CORPORATION RAIPUR, WHICH IS POPULARLY KNOWN AS "RAVI BHAWAN COMPLEX", TOTAL AREA OF WHICH IS 6854 SQ. METER, SITUATED AT KHASRA NO 625, 626/1 627/2, 629 & 630, JAI STAMBH CHOWK, RAIPUR-492001, CHHATTISGARH. BOUNDED AS FOLLOWS:**

**NORTH : GALLERY OF BUILDING  
SOUTH : LAST PORTION OF BUILDING  
EAST : PRAKOSHTH NO.419A  
WEST : GALLERY OF BUILDING**

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 : 03.01.2019

Authorized officer

Place : RAIPUR (Chhattisgarh)

Indiabulls Housing Finance Limited