

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 **13th February 2019**, for recovery of **Rs. 1,98,23,759/- (Rupees One Crore Ninety Eight Lakh Twenty Three Thousand Seven Hundred Fifty Nine Only)** against **Loan Account No. HLABHP00181544** by way of Outstanding Principal, Arrears (including accrued late charges) and interest till **19.01.2019** along with applicable future interest in terms of the loan agreement w.e.f. **20.01.2019** due to the Secured Creditor from **RAMLAL MELWANI, RAJKUMAR MELWANI, JAWAHARLAL MELWANI, SHANKERLAL MELWANI, SATRAMDAS MELWANI AND HOTEL CLASSIC**. The Reserve Price for the auction of the said Property is **Rs. 1,75,00,000/- (Rupees One Crore Seventy Five Lakh(s) Only)** and the Earnest Money Deposit will be **Rs.17,50,000/- (Rupees Seventeen 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, 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

BUNGALOW NO. E-7/292-B, WHICH IS A THREE STORIED, PUCCA RCC

STRUCTURE, 37 YEARS OLD CONSTRUCTION, TOTAL AREA OF WHICH IS

249.62 SQ. MTRS., BUILT UP AREA OF GROUND FLOOR IS 111 SQ MTRS.,

FIRST FLOOR IS 85 SQ. MTRS. AND SECOND FLOOR IS 73 SQ. MTRS.

COMPRISED IN SHAHPURA, WARD NO. 49, ARERA COLONY, BHOPAL,

MADHYA PRADESH. BOUNDED AS UNDER:-

EAST BY : NAALA

WEST BY : COLONY ROAD

NORTH BY : PROPERTY OF PLOT NO.292 A

SOUTH BY : PROPERTY OF PLOT NO.292 C.

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 : 19.01.2019

Authorized officer

Place : Bhopal (Madhya Pradesh)

Indiabulls Housing Finance Limited