

**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 symbolic 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. 5,74,27,443/- (Rupees Five Crore Seventy Four Lakh(s) Twenty Seven Thousand Four Hundred Forty Three Only)** against **Loan Account No. HHELAJ00383907** "Loan Agreement No. 1" AND **Rs. 3,36,17,180/- (Rupees Three Crore Thirty Six Lakh(s) Seventeen Thousand One Hundred Eighty Only)** against **Loan Account No. HHLAJ00383888** "Loan Agreement No. 2" total amounting to **Rs. 9,10,44,623/- (Rupees Nine Crore Ten Lakhs Forty Four Thousand Six Hundred Twenty Three Only)** 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 **CREST FINVEST PVT LTD. THROUGH ITS DIRECTORS, MRS. SADHNA MAHINDRU, MR. ASHUTOSH MAHINDRU, MR. ASHOK MAHINDRU, ADVANCE SURFACTANTS LTD. (CORPORATE GUARANTOR) THROUGH ITS DIRECTORS & ADVANCE SURFACTANTS INDIA LTD. (CORPORATE GUARANTOR) THROUGH ITS DIRECTORS.** The Reserve Price for the auction of the said Property is **Rs. 9,00,00,000/- (Rupees Nine Crore Only)** and the Earnest Money Deposit will be **Rs. 90,00,000/- (Rupees Ninety Lakh(s) 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. 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 Properties****PROPERTY NO.1**

**FLAT NO.-2103 CARPET AREA ADMRASURING 1046.77 SQ. FT. ON THE 21ST FLOOR OF THE BUILDING KNOWN AS "SHIV SHAKTI APARTMENT" SITUATED AT VILLAGE OSHIWARA IN GREATER BOMBAY IN THE REGISTRATION SUB-DISTRICT OF BANDRA BSD AND FORMING PART OF SURVEY NO. 41 CORRESPONDING TO CTS NO. 626/24-A, SUNDERVAN COMPLEX, ANDHERI (WEST), MUMBAI-400053, MAHARASHTRA.**

**PROPERTY NO.2**

**FLAT NO.-2104 CARPET AREA ADMRASURING 1038.26 SQ. FT. ON THE 21ST FLOOR OF THE BUILDING KNOWN AS "SHIV SHAKTI APARTMENT" SITUATED AT VILLAGE OSHIWARA IN GREATER BOMBAY IN THE REGISTRATION SUB-DISTRICT OF BANDRA BSD AND FORMING PART OF SURVEY NO. 41 CORRESPONDING TO CTS NO. 626/24-A, SUNDERVAN COMPLEX, ANDHERI (WEST), MUMBAI- 400053, MAHARASHTRA. 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 : 19.01.2019****Authorized officer****Place : MUMBAI****Indiabulls Housing Finance Limited**