

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 properties 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 **28th March 2019**, for recovery of **Rs. 9,84,03,871/- (Rupees Nine Crore Eighty Four Lakh Three Thousand Eight Hundred Seventy One Only)** against **Loan Account No. HLPADCP00212388** by way of Outstanding Principal, Arrears (including accrued late charges) and interest till **13.02.2019** along with applicable future interest in terms of the loan agreement w.e.f. **14.02.2019** due to the Secured Creditor from **SRS REAL ESTATE LTD., ANIL JINDAL, VINOD JINDAL, NANAK CHAND TAYAL, MR. RAJESH SINGLA, SRS REAL INFRASTRUCTURE -CORPARATE GUARANTOR AND BTL HOLDING COMPANY LIMITED CORPARATE GUARANTOR AND PLEDGOR.**

The Reserve Price for the auction of the Properties is as indicated below against each Property:

S.NO.	FLAT NO.	FLOOR	TOWER	AREA in Sq.Ft	RESERVE PRICE in Rs.	RESERVE PRICE in Words
1	901	09	C8	1304	25,00,000/-	Rupees Twenty Five Lakh Only
2	1204	12	C6	1304	25,00,000/-	Rupees Twenty Five Lakh Only
3	101	01	C9	1304	25,00,000/-	Rupees Twenty Five Lakh Only
4	203	02	D1	1850	35,00,000/-	Rupees Thirty Five Lakh Only
5	304	03	D1	1850	35,00,000/-	Rupees Thirty Five Lakh Only
6	004	GROUND	C5	1304	25,00,000/-	Rupees Twenty Five Lakh Only
7	101	01	C5	1304	25,00,000/-	Rupees Twenty Five Lakh Only
8	305	03	C5	1304	25,00,000/-	Rupees Twenty Five Lakh Only
9	306	03	C5	1304	25,00,000/-	Rupees Twenty Five Lakh Only
10	1106	11	C5	1304	25,00,000/-	Rupees Twenty Five Lakh Only
11	1303	13	C5	1304	25,00,000/-	Rupees Twenty Five Lakh Only
12	002	GROUND	C6	1304	25,00,000/-	Rupees Twenty Five Lakh Only
13	804	08	C6	1304	25,00,000/-	Rupees Twenty Five Lakh Only
14	1303	13	C6	1304	25,00,000/-	Rupees Twenty Five Lakh Only
15	803	08	D1	1850	35,00,000/-	Rupees Thirty Five Lakh Only
16	804	08	D1	1850	35,00,000/-	Rupees Thirty Five Lakh Only

and the Earnest Money Deposit is particularly is as indicated below against each property:-

S.NO.	FLAT NO.	FLOOR	TOWER	AREA in Sq.Ft	RESERVE PRICE in Rs.	RESERVE PRICE in Words
1	901	09	C8	1304	2,50,000/-	Rupees Two Lakh Fifty Thousand Only
2	1204	12	C6	1304	2,50,000/-	Rupees Two Lakh Fifty Thousand Only
3	101	01	C9	1304	2,50,000/-	Rupees Two Lakh Fifty Thousand Only
4	203	02	D1	1850	3,50,000/-	Rupees Three Lakh Fifty Thousand Only
5	304	03	D1	1850	3,50,000/-	Rupees Three Lakh Fifty Thousand Only
6	004	GROUND	C5	1304	2,50,000/-	Rupees Two Lakh Fifty Thousand Only
7	101	01	C5	1304	2,50,000/-	Rupees Two Lakh Fifty Thousand Only
8	305	03	C5	1304	2,50,000/-	Rupees Two Lakh Fifty Thousand Only
9	306	03	C5	1304	2,50,000/-	Rupees Two Lakh Fifty Thousand Only
10	1106	11	C5	1304	2,50,000/-	Rupees Two Lakh Fifty Thousand Only
11	1303	13	C5	1304	2,50,000/-	Rupees Two Lakh Fifty Thousand Only
12	002	GROUND	C6	1304	2,50,000/-	Rupees Two Lakh Fifty Thousand Only
13	804	08	C6	1304	2,50,000/-	Rupees Two Lakh Fifty Thousand Only
14	1303	13	C6	1304	2,50,000/-	Rupees Two Lakh Fifty Thousand Only
15	803	08	D1	1850	3,50,000/-	Rupees Three Lakh Fifty Thousand Only
16	804	08	D1	1850	3,50,000/-	Rupees Three 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, 915020014295916, 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 PROPERTIES

SCHEDULE-A

[Description of the Secured Asset]

ALL THAT PIECES OR PARCELS OF LAND AS UNDER TOGETHER WITH ALL THE STRUCTURES, BUILDINGS, FURNITURE, FIXTURES, FITTINGS, STANDING AND/OR PLANT AND MACHINERY INSTALLED/TO BE INSTALLED AND/OR CONSTRUCTED/TO BE CONSTRUCTED THEREON AND ALL THE PRESENT AND FUTURE TITLE, INTERESTS AND RIGHTS OF M/S SRS REAL ESTATE LIMITED THEREIN. 16 UNSOLD FLATS (ALONG WITH PROPORTIONATE UNDIVIDED RIGHTS IN LAND) IN GROUP HOUSING PROJECT - SRS RESIDENCY CONSTRUCTED ON LAND ADMEASURING - 15.06 ACRES AT SEC-88 FARIDABAD - 121002.

REMAINING UNITS

S.NO.	FLAT NO.	FLOOR	TOWER	AREA in Sq.Ft
1	901	09	C8	1304
2	1204	12	C6	1304
3	101	01	C9	1304
4	203	02	D1	1850
5	304	03	D1	1850
6	004	GROUND	C5	1304
7	101	01	C5	1304
8	305	03	C5	1304
9	306	03	C5	1304
10	1106	11	C5	1304
11	1303	13	C5	1304
12	002	GROUND	C6	1304
13	804	08	C6	1304
14	1303	13	C6	1304
15	803	08	D1	1850
16	804	08	D1	1850

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 : 14.02.2019
Place : FARIDABAD

Authorized officer
Indiabulls Housing Finance Limited