

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 **28th March 2019**, for recovery of **Rs. 1,41,23,184/- (Rupees One Crore Forty One Lakh Twenty Three Thousand One Hundred Eighty Four Only)** against **Loan Account No. HLAPSUR00289641** by way of Outstanding Principal, Arrears (including accrued late charges) and interest till **14.02.2019** along with applicable future interest in terms of the loan agreement w.e.f. **15.02.2019**; due to the Secured Creditor from **MR. NEERAV B PATEL ALIAS NIRAVKUMAR BACHUBHAI PATEL, MRS. MEGHA NIRAV PATEL ALIAS MEGHA ALIAS NIRAVKUMAR PATEL AND SUNINFOSYSTEMS PRIVATE LIMITED.**

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

| Sr. No. | Properties | Reserve price, Rs. | Amount in words |
|---------|---------------|--------------------|--------------------------------|
| 1. | OFFICE NO.401 | Rs. 60,00,000/- | Rupees Sixty Lakhs Only |
| 2. | OFFICE NO.402 | Rs. 23,00,000/- | Rupees Twenty Three Lakhs Only |

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

| Sr. No. | Properties | EMD Rs. | Amount in words |
|---------|---------------|----------------|--------------------------------------|
| 1. | OFFICE NO.401 | Rs. 6,00,000/- | Rupees Six Lakh Only |
| 2. | OFFICE NO.402 | Rs. 2,30,000/- | Rupees Two Lakh Thirty 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**

PROPERTY SITUATED AT DISTRICT SURAT, ADAJAN (CITY) TALUKA MOUJE GAM PALANPORE, REVENUE SURVEY NO.90, BLOCK NO.142, LAND ADMEASURING 2934 SQ. MTS. AND ADJOINING T.P. SCHEME NO.9 (PALANPORE- BHESAN) OF FP NO.84 ADMEASURING 2055 SQ. MTS. OF NON AGRICULTURAL LAND. COMMERCIAL BUILDING RAJ GALAXY DEVELOPED BY REGISTERED COMPANY KNOWN AS NAHATA DEVELOPERS PVT. LTD., OFFICE NO.401, ON FOURTH FLOOR (AS PER APPROVED PLAN OFFICE NO 01) LAND HAVING SUPER BUILT UP AREA OF 2441 SQ. FT. AND 226.86 SQ. MTS., CARPET AREA OF 1245.15 SQ. FT. AND 115.72 SQ. MTS. OF PROPERTY AND UNDIVIDED SHARE OF ALL THE PROPERTY HOLDERS IN THE LAND AND BOUNDED AS FOLLOWS BY FINAL PLOT.

NORTH : ADJOINING FP NO 77

SOUTH : ADJOINING FP NO 83

EAST : ADJOINING 18 METER ROAD

WEST : ADJOINING PLOT OF SURAT MUNICIPAL CORPORATION SALE FOR RESIDENTIAL LAND

PROPERTY NO.2

PROPERTY SITUATED AT DISTRICT SURAT, ADAJAN (CITY) TALUKA MOUJE GAM PALANPORE, REVENUE SURVEY NO.90, BLOCK NO.142, LAND ADMEASURING 2934 SQ. MTS. AND ADJOINING T.P. SCHEME NO.9 (PALANPORE- BHESAN) OF FP NO.84 ADMEASURING 2055 SQ. MTS. OF NON AGRICULTURAL LAND. COMMERCIAL BUILDING RAJ GALAXY DEVELOPED BY REGISTERED COMPANY KNOWN AS NAHATA DEVELOPERS PVT. LTD., OFFICE NO.402, ON FOURTH FLOOR (AS PER APPROVED PLAN OFFICE NO.02) LAND HAVING SUPER BUILT UP AREA OF 933.00 SQ. FT. AND 86.71 SQ. MTS., CARPET AREA OF 500.88 SQ. FT. AND 46.55 SQ. MTS. OF PROPERTY AND UNDIVIDED SHARE OF ALL THE PROPERTY HOLDERS IN THE LAND AND BOUNDED AS FOLLOWS BY FINAL PLOT.

NORTH : ADJOINING FP NO 77

SOUTH : ADJOINING FP NO 83

EAST : ADJOINING 18 METER ROAD

WEST : ADJOINING PLOT OF SURAT MUNICIPAL CORPORATION SALE FOR RESIDENTIAL LAND

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 : 15.02.2019

Authorized officer

Place : SURAT (AHMEDABAD)

Indiabulls Housing Finance Limited