

“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 **30th March 2019**, for recovery of **Rs. 34,58,971/- (Rupees Thirty Four Lakh Fifty Eight Thousand Nine Hundred Seventy One Only)** against **Loan Account No. HLMAL00171685** by way of Outstanding Principal, Arrears (including accrued late charges) and interest till **20.02.2019** along with applicable future interest in terms of the loan agreement w.e.f. **21.02.2019**; due to the Secured Creditor from **B RAMESHKUMAR, B DRAKASHYENI AND RAMESH FABRICS INDIA PVT. LTD.** The Reserve Price for the auction of the said Property is **Rs. 33,00,000/- (Rupees Thirty Three Lakh(s) Only)** and the Earnest Money Deposit will be **Rs. 3,30,000/- (Rupees Three Lakh(s) 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, 915020015051137, 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

THE RESIDENTIAL PREMISES BEARING A THREE BEDROOM APARTMENT NO.003 ON THE GROUND FLOOR IN G4 BLOCK/WING OF THE RESIDENTIAL COMPLEX KNOWN AS “PROVIDENT WELWORTH CITY” HAVING A CARPET AREA OF 783.62 SQUARE FEET (WHICH IS INCLUSIVE OF BALCONIES AND UTILITY SPACE) OR A PLINTH/BUILT UP AREA OF 878.13 SQUARE FEET (WHICH IS INCLUSIVE OF BALCONIES, UTILITY SPACES AND WALLS OF THE APARTMENT) AND PROPORTIONATE COMMON AREA OF 196.87 SQUARE FEET TOGETHER WITH AN EXCLUSIVE RIGHT TO USE THE LIMITED COMMON FACILITY OF ONE OPEN CAR PARKING FACILITY TO BE ALLOTTED SEPARATELY ALONGWITH 0.0239% UNDIVIDED SHARE, RIGHT TITLE AND INTEREST IN THE PROPERTY (AFTER ADJUSTING 10 ACRES 28.68 GUNTAS ACRES OF LAND) WHICH APPROXIMATELY MEASURES 312.47 SQUARE FEET (LAND AREA IS ARRIVED AT AFTER DEDUCTION OF RELINQUISHED PORTION) SITUATED ON THE LAND COMPRISED IN SURVEY NUMBERS 30 (7 ACRES 24.5 GUNTAS), 31 (6 ACRES 25.5 GUNTAS), 32 (9 ACRES 02 GUNTAS), 33 (9 ACRES 37.25 GUNTAS), 34 (6 ACRES 0.5 GUNTAS) AND 161 (2 ACRES) KADATANAMALE VILLAGE, HESARAGHATTA HOBOLI, BANGALORE NORTH TALUK, BANGALORE IN ALL MEASURING 41 ACRES 9.75 GUNTAS (17,96,576.51 SQUARE FEET). THIS INCLUDES 10 ACRES 28.68 GUNTAS OF LAND RESERVED FOR THE PURPOSE OF PARK AND OPEN SPACES (8 ACRES 9.623 GUNTAS i.e. 3,58,960 SQUARE FEET), CIVIC AMENITIES (2 ACRES 2.827 GUNTAS i.e. 90,199.52 SQUARE FEET WIDENING OF THE DODDABALLAPUR ROAD ABETTING SURVEY NUMBER 161 AND AREA LEFT FOR THE PROPOSED 15 METERS CDP ROAD COMPRISED IN SURVEY NUMBERS 30/1, 30/2 AND 30/3 (16.23 GUNTAS i.e. 17,690.74) AND BOUNDED AS FOLLOWS-

ON THE EAST BY : LAND IN SURVEY NUMBER 160, DODDABALLAPUR ROAD, LAND IN SURVEY NUMBERS 162,163,164, 40 AND 41.

ON THE WEST BY : LAND IN SURVEY NUMBERS 41, 29,30/7 (P) ,31/4(P), 31/3(P),31/2(P), 31/1(P), 34/2(P), 34/1(P).

ON THE NORTH BY : LAND IN SURVEY NUMBERS 37, 38 AND 160.

ON THE SOUTH BY : LAND IN SURVEY NUMBERS 41 AND 29

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>.

Date: 20.02.2019
Place: BANGALORE

Authorized officer
INDIABULLS HOUSING FINANCE LIMITED