

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 actual possession of which has been taken by the Authorized 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 **29th March 2019**, for recovery of **Rs. 311,22,04,390 /- (Rupees Three Hundred Eleven Crore Twenty Two Lakh Four Thousand Three Hundred Ninety Only)** against **Loan Account No. S000239639** by way of Outstanding Principal, arrears [including accrued late charges] and interest till **07.03.2019** alongwith applicable future interest in terms of loan agreement w.e.f. **08.03.2019** and pending **TDS of Rs. 3,21,44,433 /-(Rupees Three Crore Twenty One Lakh Forty Four Thousand Four Hundred Thirty Three Only)**; due to the Secured Creditor from **RS INFRASTRUCTURE PRIVATE LIMITED, MR. MALVINDER MOHAN SINGH (GUARANTOR), MR. SHIVINDER MOHAN SINGH (GUARANTOR), TIGER DEVELOPERS PRIVATE LIMITED, FORTIS HEALTHCARE HOLDINGS PRIVATE LIMITED, RHC FINANCE PRIVATE LIMITED, RHC HOLDING PRIVATE LIMITED, VITOBA REALTORS PRIVATE LIMITED & MODLAND WEARS PRIVATE LIMITED.** The Reserve Price for the auction of the said Property is **Rs. 22,50,00,000/- (Rupees Twenty two Crore(s) fifty lakhs Only)** and the **Earnest Money Deposit will be Rs. 2,25,00,000/- (Rupees Two Crore twenty five 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. 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 Property

ALL THAT PIECES OR PARCELS OF FREE HOLD LAND/PROPERTIES AS UNDER TOGETHER WITH ALL THE PRESENT AND/OR FUTURE 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 RIGHTS, TITLE AND/OR INTERESTS OF M/S. VITOBA REALTORS PRIVATE LIMITED THEREIN: PROPERTY/FARM HOUSE LAND ALONG WITH BUILT UP AREA OF 1040 SQFTS. ON GROUND FLOOR, and total land admeasuring 12 BIGHAS, (5 BIGHAS AND 17 BISWAS), OUT OF KHASRA NO. 538, 293, AND 294, & (5 BIGHAS AND ½ BISWAS), OUT OF KHASRA NO. 290 MIN, 292, AND (1 BIGHAS AND 1-1/2 BISWAS), OUT OF KHASRA NO. 290 MIN, SITUATED IN THE AREA OF VILLAGE GADAIPUR, TEHSIL HAUZ KHAS, MEHRAULI, NEW DELHI OWNED BY M/S. VITOBA REALTORS PRIVATE LIMITED BUTTED AND BOUNDED BY IN THE:

NORTH : OTHER'S PROPERTY SOUTH : OTHER'S PROPERTY.
EAST : ROAD WEST : OTHER'S PROPERTY

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 : 09.03.2019

Authorized officer

Place : NEW DELHI

Indiabulls Housing Finance Limited