

**“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 **30th March 2019**, for recovery of **Rs. 55,04,152/- (Rupees Fifty Five Lakh(s) Four Thousand One Hundred Fifty Two Only)** against **Loan Account No. HLABAT00052708 (Loan Account No.1)** and **Rs. 79,23,873/- (Rupees Seventy Nine Lakh(s) Twenty Three Thousand Eight Hundred Seventy Three Only)** against **Loan Account No. HLABAT00104278 (Loan Account No.2)**; totaling to **Rs. 1,34,28,025/- (Rupees One Crore Thirty Four Lakhs Twenty Eight Thousand Twenty Five Only)** by way of Outstanding Principal, Arrears (including accrued late charges) and interest till **11.02.2019** along with applicable future interest in terms of the loan agreement w.e.f. **12.03.2019** due to the Secured Creditor from **MR./MRS. BHAGWANT RAI, RAKSHA, LACHMAN SINGH, SUKHMINDER KAUR and M/S S & S CONSTRUCTION CO[THROUGH ITS AUTHORIZED PARTNER]**. The Reserve Price for the auction of the Properties is as indicated below against each Property:

| Sr.No. | Properties | Reserve price, Rs. | Amount in words |
|--------|---|--------------------|--------------------------------|
| 1. | SCO 34, OLD TEHSIL COMPLEX, URBAN ESTATE BATHINDA, OPP. MUNICIPAL CORPORATION OFFICE, BATHINDA | Rs. 28,00,000/- | Rupees Twenty Eight Lakhs Only |
| 2. | SCO 35, OLD TEHSIL COMPLEX, URBAN ESTATE, BATHINDA, OPP. MUNICIPAL CORPORATION OFFICE, BATHINDA | Rs. 28,00,000/- | Rupees Twenty Eight Lakhs Only |

and the Earnest Money Deposit for the auction of the shops situated in Property is as indicated below against each plot will be

| Sr.No. | Properties | EMD, Rs. | Amount in words |
|--------|---|----------------|--------------------------------------|
| 1. | SCO 34, OLD TEHSIL COMPLEX, URBAN ESTATE BATHINDA, OPP. MUNICIPAL CORPORATION OFFICE, BATHINDA | Rs. 2,80,000/- | Rupees Two Lakh Eighty Thousand Only |
| 2. | SCO 35, OLD TEHSIL COMPLEX, URBAN ESTATE, BATHINDA, OPP. MUNICIPAL CORPORATION OFFICE, BATHINDA | Rs. 2,80,000/- | Rupees Two Lakh Eighty 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**. 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:- SCO 34, OLD TEHSIL COMPLEX, URBAN ESTATE BATHINDA, OPP. MUNICIPAL CORPORATION OFFICE, BATHINDA; measuring 121 square yards.

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PROPERTY NO. 2:- SCO 35, OLD TEHSIL COMPLEX, URBAN ESTATE, BATHINDA, OPP. MUNICIPAL CORPORATION OFFICE, BATHINDA; measuring 121 square yards.

The said properties are bounded as under:

North by : As per Title Documents
South by : As per Title Documents
East by : As per Title Documents
West by : As per Title Documents'

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: 11.03.2019
Place: BATHINDA (PUNJAB)**

**Authorized officer
INDIABULLS HOUSING FINANCE LIMITED**