

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 constructive possession of which has been taken by the Authorised Officer of **Indiabulls Housing Finance Ltd. (CIN: L65922DL2005PLC136029)**, the Secured Creditor, will be sold on “as is where is”, “as is what is”, “whatever there is” and “without any recourse basis” on **08.04.2019**, 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** along with applicable future interest in terms of the Loan Agreement w.e.f. **08.03.2019** along with 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 PVT. LTD., MALVINDER MOHAN SINGH (GUARANTOR), SHIVINDER MOHAN SINGH (GUARANTOR), TIGER DEVELOPERS PVT. LTD., FORTIS HEALTHCARE HOLDINGS PVT. LTD., RHC FINANCE PVT. LTD., RHC HOLDING PVT. LTD., VITOBA REALTORS PVT. LTD. and MODLAND WEARS PVT. LTD.** The Reserve Price for the auction of the Property is **Rs. 45,00,00,000/- (Rupees Forty Five Crore only)** and the Earnest Money Deposit will be **Rs. 4,50,00,000/- (Rupees Four Crore Fifty Lakh only)** i.e. 10% of the Reserve Price and shall be deposited through DD/ RTGS/ NEFT to the credit of **INDIABULLS HOUSING FINANCE LTD., AXIS BANK Account No. 915020014295916, MICR: 110211019, IFSC: UTIB0000131, Branch: DLF, GURGAON [HR], GURGAON – 122 009**, 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. The remaining balance of 75% of the Sale Price is to be deposited within 15 days from the date of acceptance of the Bid.

DESCRIPTION OF THE IMMOVABLE PROPERTY

HOUSE NO. 40 (ADMEASURING 5,252 SQ. YD.), OLD PLOT NO. 36,

SECTOR 4, CHANDIGARH – 160 014, OWNED BY MODLAND WEARS PVT.

LTD.

BOUNDED AS UNDER:

EAST : B ROAD (UTTAR MARG) WEST : ROAD AND HOUSE NO. 41

NORTH : OPEN AREA SOUTH : B ROAD (HIMALAYAN MARG)

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 : 18.03.2019

Authorized officer

Place : CHANDIGARH

Indiabulls Housing Finance Limited