

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 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 **15th April 2019**, for recovery of **Rs. 5,75,27,413/- (Rupees Five Crore Seventy Five Lakh(s) Twenty Seven Thousand Four Hundred Thirteen Only)** against **Loan Account No. HHELAJ00383907 "Loan Agreement No. 1" AND Rs. 3,36,73,049/- (Rupees Three Crore Thirty Six Lakh(s) Seventy Three Thousand Forty Nine Only)** against **Loan Account No. HLLAJ00383888 "Loan Agreement No. 2"** total amounting to **Rs. 9,12,00,462/- (Rupees Nine Crore Twelve Lakhs Four Hundred Sixty Two Only)** by way of Outstanding Principal, Arrears (including accrued late charges) and interest till **19.03.2019** along with applicable future interest in terms of the loan agreement w.e.f. **20.03.2019**; due to the Secured Creditor from **CREST FINVEST PVT LTD., MRS. SADHNA MAHINDRU, MR. ASHUTOSH MAHINDRU, MR. ASHOK MAHINDRU, ADVANCE SURFACTANTS LTD. (CORPORATE GUARANTOR) & ADVANCE SURFACTANTS INDIA LTD. (CORPORATE GUARANTOR)**. The Reserve Price for the auction of the said Property is **Rs. 7,50,00,000/- (Rupees Seven Crore Fifty Lakh Only)** and the Earnest Money Deposit will be **Rs. 75,00,000/- (Rupees Seventy 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, 915020016593683, MICR- 110211019, IFSC code UTIB0000131, Branch DLF, GURGAON[HR], GURGAON, 122009**, before submitting the tender. 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 Properties**PROPERTY NO.1**

FLAT NO.-2103 CARPET AREA ADMEASURING 1046.77 SQ. FT. ON THE 21ST FLOOR OF THE BUILDING KNOWN AS "SHIV SHAKTI APARTMENT" SITUATED AT VILLAGE OSHIWARA IN GREATER BOMBAY IN THE REGISTRATION SUB-DISTRICT OF BANDRA BSD AND FORMING PART OF SURVEY NO. 41 CORRESPONDING TO CTS NO. 626/24-A, SUNDERVAN COMPLEX, ANDHERI (WEST), MUMBAI-400053, MAHARASHTRA.

PROPERTY NO.2

FLAT NO.-2104 CARPET AREA ADMEASURING 1038.26 SQ. FT. ON THE 21ST FLOOR OF THE BUILDING KNOWN AS "SHIV SHAKTI APARTMENT" SITUATED AT VILLAGE OSHIWARA IN GREATER BOMBAY IN THE REGISTRATION SUB-DISTRICT OF BANDRA BSD AND FORMING PART OF SURVEY NO. 41 CORRESPONDING TO CTS NO. 626/24-A, SUNDERVAN COMPLEX, ANDHERI (WEST), MUMBAI- 400053, MAHARASHTRA. BOUNDED AS UNDER:

EAST : As Per Title Deed**WEST : As Per Title Deed****NORTH : As Per Title Deed****SOUTH : As Per Title Deed**

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 : 19.03.2019****Authorized officer****Place : MUMBAI****Indiabulls Housing Finance Limited**