

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 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. 22,80,455/- (Rupees Twenty Two Lakh Eighty Thousand Four Hundred Fifty Five Only)** against **Loan Account No. HHLMER00212786** 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 **MR. NITIN KANT AHLUWALIA AND MRS. SWATI AHLUWALIA**. The Reserve Price for the auction of the said Property is **Rs.21,00,000/- (Rupees Twenty One Lakh(s) Only)** and the Earnest Money Deposit will be **Rs. 2,10,000/- (Rupees Two Lakh Ten 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**, 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

RESIDENTIAL FLAT BEARING NO. 106, TOTAL ADMEASURING AREA

1240.74 SQ. FEET OR 115.26 SQ. MTR, ON 1ST FLOOR SITUATED AT “RAJ

HEIGHTS APARTMENTS”, CONSISTING OF KHASRA NO. 304, VILLAGE

ABDULLAPUR, TEH. AND DIST. MEERUT-250001, UTTAR PRADESH.

ALONGWITH ONE OPEN CAR PARKING SPACE.

BOUNDED AS FOLLOWS:-

NORTH : OPEN TO SKY

SOUTH : COMMON PASSAGE

EAST : FLAT NO. 107

WEST : FLAT NO. 105

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 : 20.03.2019

Authorized officer

Place : MEERUT, Uttar Pradesh

Indiabulls Housing Finance Limited