

**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. 1,49,55,343/- (Rupees One Crore Forty Nine Lakh(s) Fifty Five Thousand Three Hundred Forty Three Only)** against **Loan Account No. H LAPGRN00332421** by way of Outstanding Principal Arrears (including accrued late charges) and interest till **26.03.2019** along with applicable future interest in terms of the loan agreement w.e.f. **27.03.2019**; due to the Secured Creditor from **MR. PRAKASH RAMDHYAN CHAUHAN AND MRS. SHEELADEVI P CHAUHAN**. The Reserve Price for the auction of the said Property is **Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakh(s) Only)** and the Earnest Money Deposit will be **Rs. 11,50,000/- (Rupees Eleven Lakh(s) Fifty 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. 915020016593683, 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**

**FLAT NO.106 HAVING CARPET AREA OF 725 SQ. FT. INCLUSIVE OF**

**THE ENCLOSED BALCONY (AREA WHEREOF IS 67.35 SQ. MTS ) ON FIRST**

**FLOOR, WING-A OF BUILDING KNOWN AS “LEMONT” LOCATED ON**

**BEARING SURVEY NO.-284(PART), CTS NO.-822(PART), 822/1 TO 11**

**SITUATED AT JUNCTION OF WESTERN EXPRESS HIGHWAY, RANI SATI**

**MARG, MALADEAST, MUMBAI-400097, MAHARASHTRA. WHICH IS**

**BOUNDED AS FOLLOWS:**

**ON THE EAST :- AS PER TITLE DOCUMENT**

**ON THE WEST :- AS PER TITLE DOCUMENT**

**ON THE NORTH :- AS PER TITLE DOCUMENT**

**ON THE SOUTH :- AS PER TITLE DOCUMENT**

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 : 26.03.2019

Authorized officer

Place : MUMBAI, (Maharashtra)

Indiabulls Housing Finance Limited