

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 **13th May 2019**, for recovery of **Rs. 2,27,82,442/- (Rupees Two Crore Twenty Seven Lakh Eighty Two Thousand Four Hundred Forty Two Only)** against **Loan Account No. HLAPPUN00330382** by way of Outstanding Principal, Arrears (including accrued late charges) and interest till **04.04.2019** along with applicable future interest in terms of the loan agreement w.e.f. **05.04.2019**; due to the Secured Creditor from **MR. SUYOG BRAHMADEO RAUT, MRS. SEEMA SUYOG RAUT AND BRAMHADEV BHAGWAN RAUT**. The Reserve Price for the auction of the said Property is **Rs. 2,16,00,000/- (Rupees Two Crore Sixteen Lakh(s) Only)** and the Earnest Money Deposit will be **Rs. 21,60,000/- (Rupees Twenty One Lakh(s) Sixty 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**PROPERTY NO. 1**

FLAT NO. 1104 (ADMEASURING ABOUT SALEABLE BUILT UP AREA 960 SQ. FTS. i.e. 89.21 SQ. MTRS. BUILT-UP AREA AND TERRACE ADJOINING FLAT NO. 1110 ADMEASURING 159 SQ.FT. i.e. 14.77 SQ. MTRS.), ON 11th FLOOR IN BUILDING/TOWER NO. B, “GOLD COAST” MOUJE PASHAN, PUNE- 411045, MAHARASHTRA EXCLUSIVE USE OF TOP TERRACE ADMEASURING 888 SQ. FT. i.e. 82.52 SQ. MTRS. BUILT UP ON TOP OF THE ABOVE FLAT NO. 1104, ALONG WITH COVERED/OPEN CAR/SCOOTER PARK NO. 1104A ADMEASURING ABOUT 100 SQ. FT. i.e. 9.29 SQ. MTRS. IN BUILDING NO. B.

PROPERTY NO. 2

FLAT NO. 1110 (ADMEASURING ABOUT SALEABLE BUILT UP AREA 746 SQ. FTS. i.e. 69.33 SQ. MTRS. BUILT-UP AREA AND TERRACE ADJOINING FLAT NO. 1110 ADMEASURING 159 SQ.FT. i.e. 14.77 SQ. MTRS.), ON 11th FLOOR IN BUILDING/TOWER NO. B, “GOLD COAST” MOUJE PASHAN, PUNE- 411045, MAHARASHTRA EXCLUSIVE USE OF TOP TERRACE ADMEASURING 887 SQ. FT. i.e. 82.43 SQ. MTRS. BUILT UP ON TOP OF THE ABOVE FLAT NO. 1110, ALONG WITH TWO OPEN FOUR WHEELER PARKING SPACE NO. 1110A, ADMEASURING ABOUT 100 SQ. FT. i.e. 9.29 SQ. MTRS. AND ANOTHER OPEN FOUR WHEELER PARKING SPACE NO. 1110B, ADMEASURING ABOUT 100 SQ. FT. i.e. 9.29 SQ. MTRS. IN BUILDING NO. B.

ABOVE SAID FLAT NO. 1104 AND 1110 BEING CONSTRUCTED UPON ALL THAT PIECE AND PARCEL OF LAND AND GROUND SITUATED WITHIN THE REGISTRATION, SUB- DISTRICT, TALUKA HAVELI, DIST. PUNE AND SITUATED WITHIN THE LIMITS OF PUNE MUNICIPAL CORPORATION BEARING S. NO. 13/1(PART), NOW BEARING S. NO. 13/1/4, ADMEASURING AN AREA OF 4000 SQ. MTRS, S. NO. 13/1/8, ADMEASURING AN AREA OF 4000 SQ. MTRS, 13/1/11 ADMEASURING AN AREA OF 3999 SQ. MTRS, NOW BEARING C.T.S. NO. 881(PART), MOUJE PASHAN, PUNE- 411045, TOTALLY ADMEASURING APPROX. AN AREA OF 11999 SQ. MTRS. AND BOUNDED AS FOLLOW:-

EAST - BY S. NOS. 13/1/5,13/1/12 (PART) 13/1/13,13/1/9,13/1/6(PART)

WEST - BY S. NO. 13/1/3

NORTH - BY S. NO. 13/1/1 AND D.P.ROAD

SOUTH - BY S. NO. 13/2

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 : 05.04.2019

Authorized officer

Place : PUNE

Indiabulls Housing Finance Limited