

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. 1,49,06,359/- (Rupees One Crore Forty Nine Lakh Six Thousand Three Hundred Fifty Nine Only)** against **Loan Account No. HLAPPUN00332243** 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 AND MRS. SEEMA SUYOG RAUT**. The Reserve Price for the auction of the said Property is **Rs. 1,44,00,000/- (Rupees One Crore Forty Four Lakh(s) Only)** and the Earnest Money Deposit will be **Rs. 14,40,000/- (Rupees Fourteen Lakh(s) Forty 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. 1001 (ADMEASURING CARPET AREA 1240 SQ. FT. I.E. 115.19 SQ. MTRS. INCLUDING TERRACE AREA), 10TH FLOOR, BUILDING B2, REGENCY COSMOS CO-OPERATIVE HOUSING SOCIETY LTD., NEAR ORCHID SCHOOL, OPP. PRABHAVEE TECH PARK, BANER MAHALUNGE ROAD, BANER, PUNE-411045 MAHARASHTRA ALONG WITH ALOTTED CAR PARKING SITUATED ON ALL THAT PIECE AND PARCEL OF THE PROPERTIES ADMEASURING ABOUT 00 H 77.2 AAR OUT OF S.NO.84/2 AND AREA ADMEASURING ABOUT 00 H 30 AAR OUT OF S. NO. 83/1 ND 84/3 COLLECTIVELY AND AN AREA ADMEASURING 00 H 76 AAR OUT OF 84/1 OF VILLAGE BANER SITUATED WITHIN THE LIMITS OF PUNE MUNICIPAL CORPORATION, WHICH IS COLLECTIVELY BOUNDED AS UNDER:-

EAST - S.NO.83/2 PROPERTY OF MR. MUKUNDA TAPKIR**SOUTH- NALA****WEST - S.NO.85****NORTH- BANER-MHALUNGE ROAD**

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**