

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 **24th May 2019**, for recovery of **Rs. 18,42,399/- (Rupees Eighteen Lakh Forty Two Thousand Three Hundred Ninety Nine Only)** against **Loan Account No. HHPUC00259013** by way of Outstanding Principal, Arrears (including accrued late charges) and interest till **11.04.2019** along with applicable future interest in terms of the loan agreement w.e.f. **12.04.2019**; due to the Secured Creditor from **JAGBALLABH PRASAD SHARMA AND SHARMILA KUMARI SHARMA**. The Reserve Price for the auction of the said Property is **Rs. 18,50,000/- (Rupees Eighteen Lakh(s) Fifty Thousand Only)** and the Earnest Money Deposit will be **Rs. 1,85,000/- (Rupees One Lakh(s) Eighty Five 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. 507, ADMEASURING 36.32 SQ. MTRS. CARPET AREA ON 5TH FLOOR IN BLDG NO. -A OF THE COMPLEX KNOWN AS AAYUSH PARK II TOGETHER WITH EXCLUSIVE RIGHT OF THE USER OF THE OPEN TERRACE AT EYE LEVEL ADMEASURING 4.28 SQ. MTRS. CARPET AREA APPURTENANT THERETO AND FURTHER TOGETHER WITH THE EXCLUSIVE RIGHT OF USER OF ONE TWO WHEELER PARKING SPACE SITUATE ON GROUND FLOOR SITUATED ON A PORTION MEASURING 9777.51 SQ. MTRS. OF LAND BEARING POT HISSA NOS. 3 AND 4 RESPECTIVELY OF HISSA NO. 2 OF SURVEY NO. 32 AND PORTION OF LAND BEARING POT HISSA NO. 5 OF HISSA NO. 2 OF SURVEY NO. 32 VILLAGE -VARALE TALUK - MAVAL, PUNE - 411033, MAHARASHTRA.

THE SAID LAND IS BOUNDED AS UNDER :-

EAST : LAND BEARING SURVEY NO. 28, VILLAGE VARALE

WEST : 30 FEET INTERNAL ROAD

NORTH : AMENITY SPACE OUT OF SAID SANCTIONED LAYOUT BEARING SURVEY NO. 32/2/1+2/5 (PART) +2/6+2/7 HISSA NO.1, VILLAGE VARALE

SOUTH : LAND BEARING SURVEY NO. 32/2/1+2/5(PART)+2/6+2/7 HISSA NO.3, VILLAGE VARALE.

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 : 12.04.2019

Authorized officer

Place : PUNE

Indiabulls Housing Finance Limited