

**“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 Ltd. [CIN: L65922DL2005PLC136029]**, the Secured Creditor, will be sold on “as is where is”, “as is what is”, “whatever there is” and “without any recourse” basis on **16.05.2019**, for recovery of **Rs. 55,75,862/- (Rupees Fifty Five Lakh Seventy Five Thousand Eight Hundred Sixty Two only)** against **Loan Account No. HLABAT00052708 (“LAN 1”)** and **Rs. 80,99,745/- (Rupees Eighty Lakh Ninety Nine Thousand Seven Hundred Forty Five only)** against **Loan Account No. HLABAT00104278 (“LAN 2”)**, a total of **Rs. 1,36,75,607/- (Rupees One Crore Thirty Six Lakh Seventy Five Thousand Six Hundred Seven only)**, by way of outstanding principal, arrears (including accrued late charges) and interest till **26.04.2019** along with applicable future interest in terms of the loan agreement w.e.f. **27.04.2019**, due to the Secured Creditor from **BHAGWANT RAI, RAKSHA, LACHMAN SINGH, SUKHMINDER KAUR and S & S CONSTRUCTION CO. (THROUGH ITS AUTHORIZED PARTNER)**. The Reserve Price for the auction of the Properties is detailed below:

Sr.No.	Properties	Reserve price, Rs.	Amount in words
1.	Property No. 1	27,50,000/-	Rupees Twenty Seven Lakh Fifty Thousand only.
2.	Property No. 2	27,50,000/-	Rupees Twenty Seven Lakh Fifty Thousand only.

The Earnest Money Deposit of 10% of the Reserve Price is detailed below:

Sr.No.	Properties	EMD (RS.)	EMD (WORDS)
1.	Property No. 1	2,75,000/-	Rupees Two Lakh Seventy Five Thousand only.
2.	Property No. 2	2,75,000/-	Rupees Two Lakh Seventy Five Thousand only.

The Earnest Money Deposit shall be deposited through DD/ RTGS/ NEFT to the credit of “**INDIABULLS HOUSING FINANCE LTD.**”, in **AXIS BANK Account No. 915020014295916, MICR: 110211019, IFSC: UTIB0000131, DLF, GURGAON [HR], GURGAON – 122 009** branch, before submitting the tender online. The successful bidder shall deposit 25% of the Sale Price (less 10% EMD amount paid with the Tender) at the time of acceptance of Bid i.e. either on the same day or not later than the next working day. The balance 75% of the Sale Price is required to be deposited within 15 days from the date of acceptance of the Tender.

**SCHEDULE A**  
**[DESCRIPTION OF THE PROPERTIES]**

**PROPERTY NO. 1**

**ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING S.C.O. 34 (MEASURING 121 SQ. YD.), OLD TEH. COMPLEX, URBAN ESTATE, OPP. MUNICIPAL CORPORATION OFFICE, BATHINDA– 151 001 (PUNJAB).**

**BOUNDED AS:**

ON EAST : AS PER TITLE DEED  
ON WEST : AS PER TITLE DEED  
ON NORTH : AS PER TITLE DEED  
ON SOUTH : AS PER TITLE DEED

**PROPERTY NO. 2**

**ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING S.C.O. 35 (MEASURING 121 SQ. YD.), OLD TEH. COMPLEX, URBAN ESTATE, OPP. MUNICIPAL CORPORATION OFFICE, BATHINDA– 151 001 (PUNJAB).**

**BOUNDED AS:**

ON EAST : AS PER TITLE DEED  
ON WEST : AS PER TITLE DEED  
ON NORTH : AS PER TITLE DEED  
ON SOUTH : AS PER TITLE DEED

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>.

Date: 26.04.2019  
Place: BATHINDA

Authorized officer  
**INDIABULLS HOUSING FINANCE LIMITED**