

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 **31.05.2019**, for recovery of **Rs. 5,92,55,397/- (Rupees Five Crore Ninety Two Lakh Fifty Five Thousand Three Hundred Ninety Seven only)** against **Loan Account No. HHELAJ00383907** and **Rs. 3,42,81,882/- (Rupees Three Crore Forty Two Lakh Eighty One Thousand Eight Hundred Eighty Two only)** against **Loan Account No. HHLAJ00383888**, by way of outstanding principal, arrears (including accrued late charges) and interest till **09.05.2019** along with applicable future interest in terms of the loan agreement w.e.f. **10.05.2019**, due to the Secured Creditor from **CREST FINVEST PVT. LTD., SADHNA MAHINDRU, ASHUTOSH MAHINDRU, ASHOK MAHINDRU, ADVANCE SURFACTANTS LTD. (CORPORATE GUARANTOR) and ADVANCE SURFACTANTS INDIA LTD. (CORPORATE GUARANTOR)**. The Reserve Price for the auction of the Property is **Rs. 7,50,00,000/- (Rupees Seven Crore Fifty Lakh only)** and the Earnest Money Deposit is **Rs. 75,00,000/- (Rupees Seventy Five Lakh only)** i.e. 10% of the Reserve Price, which shall be deposited through DD/ RTGS/ NEFT to the credit of “**INDIABULLS HOUSING FINANCE LTD.**”, in **AXIS BANK Account No. 915020016593683, 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 PART AND PARCEL OF THE PROPERTY CONSISTING OF FLAT NO. 2103 (CARPET AREA MEASURING 1,046.77 SQ. FT.), ON 21ST FLOOR, OF BUILDING CALLED “SHIVASHAKTI APARTMENT”, SUNDARVAN COMPLEX, NEAR VASTU HEIGHT TOWER, TANISHQ SHOWROOM LANE, OFF LINK ROAD, AT VIL. OSHIWARA, GREATER MUMBAI, IN SUB-REGISTRATION DISTT. OF BANDRA B.S.D., FORMING PART OF SY. NO. 41, CORRESPONDING C.T.S. NO. 626/24-A, ANDHERI (W), MUMBAI – 400 053 (MAHARASHTRA).

BOUNDED ON:**EAST BY : AS PER TITLE DEED WEST BY : AS PER TITLE DEED****NORTH BY : AS PER TITLE DEED SOUTH BY : AS PER TITLE DEED****PROPERTY NO. 2**

ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF FLAT NO. 2104 (CARPET AREA MEASURING 1,038.26 SQ. FT.), ON 21ST FLOOR, OF BUILDING CALLED “SHIVASHAKTI APARTMENT”, SUNDARVAN COMPLEX, NEAR VASTU HEIGHT TOWER, TANISHQ SHOWROOM LANE, OFF LINK ROAD, AT VIL. OSHIWARA, GREATER MUMBAI, IN SUB-REGISTRATION DISTT. OF BANDRA B.S.D., FORMING PART OF SY. NO. 41, CORRESPONDING C.T.S. NO. 626/24-A, ANDHERI (W), MUMBAI – 400 053 (MAHARASHTRA).

BOUNDED ON:**EAST BY : AS PER TITLE DEED WEST BY : AS PER TITLE DEED****NORTH BY : AS PER TITLE DEED SOUTH BY : 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>.**

Sd/-**Date : 10.05.2019****Authorized officer****Place : MUMBAI****Indiabulls Housing Finance Limited**