

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 **25th June 2019**, for recovery of **Rs. 1,68,31,941/- (Rupees One Crore Sixty Eight Lakh Thirty One Thousand Nine Hundred Forty One Only)** against Loan Account No. **HLAPMAT00179868** by way of Outstanding Principal, Arrears (including accrued late charges) and interest till **20.05.2019** along with applicable future interest in terms of the loan agreement w.e.f. **21.05.2019**; due to the Secured Creditor from **JAIKISHAN SINGH RANA, KALPTARU DAIRY PRODUCTS PRIVATE LIMITED, KALPTARU FOODPRODUCTS PRIVATE LIMITED, MITHLESH SINGH, SUNDER SINGH, SATYAVATI DEVI - GUARANTOR**. The Reserve Price for the auction of the said Property is **Rs. 1,78,00,000/- (Rupees One Crore Seventy Eight Lakh(s) Only)** and the Earnest Money Deposit will be **Rs. 17,80,000/- (Rupees Seventeen Lakh Eighty 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, 915020014295916, 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

HOUSE/PLOT NO. A-A/43 AND A-A/42, MEASURING FROM EAST TO WEST 90 FEET AND FROM NORTH TO SOUTH 80 FEET, TOTAL AREA OF WHICH IS 800 SQ. FT. WHICH IS EQUIVALENT TO 668.88 SQ. MTRS. CONSISTING OF 4 BEDROOMS, TWO GUEST ROOMS, 2 KITCHEN, 2 STORES, 2 LOBBIES, 4 TOILETS AND 2 DRAWING ROOMS, STAIRS WHICH ARE MADE OF RCC STRUCTURE HAVING A COVERED AREA OF 308.80 SQ. MTRS. COMPRISED IN KHASRA NO. 37, IN RESIDENTIAL COLONY KNOWN AS “CHANDANVAN RESIDENTIAL COLONY”, MAUZA VIRZAPUR, TEHSIL AND DISTRICT-MATHURA, AGRA, UTTAR PRADESH. BOUNDED AS UNDER:-
EAST : COLONY ROAD 30 FT. WIDE WEST : PLOT NO. AA-26 & 27
NORTH : PLOT NO. Aa44 SOUTH : PLOT NO. Aa41

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 : 20.05.2019

Authorized officer

Place: AGRA (UTTAR PRADESH)

Indiabulls Housing Finance Limited