

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 **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 **18.06.2019**, for recovery of **Rs. 1,99,03,058/- (Rupees One Crore Ninety Nine Lakh(s) Three Thousand Fifty Eight Only)** against **Loan Account No. HLAPRPR00181743 (Loan Account No.1)** and **Rs. 44,67,349/- (Rupees Forty Four Lakh(s) Sixty Seven Thousand Three Hundred Forty Nine Only)** against **Loan Account No. HLAPRPR00181056 (Loan Account No.2)**; totaling to **Rs. 2,43,70,407/- (Rupees Two Crore(s) Forty Three Lakhs Seventy Thousand Four Hundred Seven Only)**, by way of outstanding principal, arrears (including accrued late charges) and interest till **23.05.2019** along with applicable future interest in terms of the loan agreement w.e.f. **24.05.2019**, due to the Secured Creditor from **VICON AUTOMOBILES PVT. LTD., VIMAL CHAND SHRISHRIMAL, VIMLA DEVI SHRISHRIMAL, VARUN JAIN, VAIBHAV JAIN & ADITI JAIN.**

The Reserve Price for the auction of the shops situated in Property is as indicated below against each Shop:-

Sr. No.	Shop No.	Reserve price, Rs.	Amount in words
1.	Shop No.17 A Shop No.17 B	33,00,000/-	Rupees Thirty Three Lakhs Only
2.	Shop No. 18 A Shop No. 18 B Shop No. 19 B	52,00,000/-	Rupees Fifty Two Lakhs Only

and the **Earnest Money Deposit** for the auction of the shops situated in Property is as indicated below against each Shop will be

Sr.No.	Shop No.	EMD in Rs.	Amount in words
1.	Shop No.17 A Shop No.17 B	Rs. 3,30,000/-	Rupees Three Lakhs Thirty Thousand Only
2.	Shop No. 18 A Shop No. 18 B Shop No. 19 B	Rs. 5,20,000/-	Rupees Five Lakhs Twenty Thousand 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 bid.

Description of the Immovable Property**PROPERTY NO. 1:-**

SHOP HAVING SUPER BUILT UP AREA OF 1589.2 SQ. FT., BEARING PRAKOSHTH NO.417 A, B, CONSTRUCTED AT 4TH FLOOR OF MULTISTORIED BUILDING “PANDIT RAVI SHANKER SHUKAL COMMERCIAL COMPLEX” OWNED BY MUNICIPAL CORPORATION RAIPUR, WHICH IS POPULARLY KNOWN AS “RAVI BHAWAN COMPLEX”, TOTAL AREA OF WHICH IS 6854 SQ. METER, SITUATED AT KHASRA NO 625, 626/1 627/2, 629 & 630, JAI STAMBH CHOWK, RAIPUR-492001, CHHATTISGARH. BOUNDED AS FOLLOWS:

NORTH : GALLERY OF BUILDING
SOUTH : LAST PORTION OF BUILDING
EAST : PRAKOSHTH NO.419A
WEST : GALLERY OF BUILDING

PROPERTY NO. 2:-

SHOP HAVING SUPER BUILT UP AREA OF 2383.8 SQ. FT., BEARING PRAKOSHTH NO. 418 A, B & 419 B, CONSTRUCTED AT 4TH FLOOR OF MULTISTORIED BUILDING “PANDIT RAVI SHANKER SHUKAL COMMERCIAL COMPLEX” OWNED BY MUNICIPAL CORPORATION RAIPUR, WHICH IS POPULARLY KNOWN AS “RAVI BHAWAN COMPLEX”, TOTAL AREA OF WHICH IS 6854 SQ. METER, SITUATED AT KHASRA NO 625, 626/1 627/2, 629 & 630, JAI STAMBH CHOWK, RAIPUR-492001, CHHATTISGARH. BOUNDED AS FOLLOWS:

NORTH : GALLERY OF BUILDING
SOUTH : LAST PORTION OF BUILDING
EAST : PRAKOSHTH NO.419A
WEST : GALLERY OF BUILDING

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. <https://eauction.npasource.com> and www.indiabullshomeloans.com.

Sd/-

Date : 23.05.2019
 Place : RAIPUR (Chhattisgarh)

Authorized officer
 Indiabulls Housing Finance Limited