APPENDIX- IV-A

[See proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Whereas

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 **03.07.2019**, for recovery of **Rs. 30,54,991/- (Rupees Thirty Lakh Fifty Four Thousand Nine Hundred Ninety One Only)** against Loan Account No. **HLAPNAG00117550**, by way of outstanding principal, arrears (including accrued late charges) and interest till **21.05.2019** along with applicable future interest in terms of the loan agreement w.e.f. **22.05.2019**, due to the Secured Creditor from **NEERAJ PRAVEEN AGARWAL ALIAS NEERAJ AGARWAL AND MEGHA NEERAJ AGARWAL ALIAS MEGHA AGARWAL.** The Reserve Price for the auction of the Property is **Rs. 62,00,000/- (Rupees Sixty Two Lakh Only)** and the Earnest Money Deposit is **Rs. 6,20,000/- (Rupees Six Lakh 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 Tender.

SCHEDULE A

[DESCRIPTION OF THE PROPERTY]

THE RESIDENTIAL PREMISES BEARING FLAT NO.-SD/S-001 COVERING A TOTAL BUILT UP AREA OF 69.7405 SQ. MTR. AND SUPER BUILT UP AREA OF 85.005 SQ. MTRS. ON GROUND FLOOR, TYPE-A TOGETHER WITH 4.231% UNDIVIDED SHARE AND INTEREST IN PLOT NO.-39 IN THE BUILDING NAMED AND STYLES AS "SHIVRANJANI APARTMENT" ON SITUATED IN CONGRESS NAGAR, PLOT NO.-39, WARD NO.-5 CIRCLE NO.19/27, CITY SURVEY NO.-513, SHEET NO.-37/20/III NR. NIT GARDEN, MOUZA-DHANTOLI, NAGPUR-440012 MAHARASHTRA AND SAID FLAT IS BOUNDED AS UNDER:

East : Plot Boundry	West : Road
North : Open Space Of Land Lord	South : Apartment No. SD/S/002

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 : 24.05.2019 **Authorized officer**

Place : NAGPUR **Indiabulls Housing Finance Limited**