

**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 symbolic 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 **7<sup>th</sup> December 2018**, for recovery of **Rs 16,16,03,475/- (Rupees Sixteen Crore Sixteen Lakh(s) Three Thousand Four Hundred Seventy Five Only)** against **Loan Account No. HLAPMKH00086935** as on **29.10.2018** along with future interest @ **18% Per Annum w.e.f. 30.10.2018**; due to the Secured Creditor from **JPA SOLUTIONS PVT. LTD., FORMERLY KNOWN AS JPA HOLDINGS PVT. LTD., MR. JAGDISH JAMAKLAL MANSUKHANI DIRECTOR JPA SOLUTIONS PVT. LTD AND MRS. ANITA JAGDISH MANSUKHANI DIRECTOR JPA SOLUTIONS PVT. LTD.** The Reserve Price for the auction of the said Property is **Rs. 22,25,00,000/- (Rupees Twenty Two Crore Twenty Five Lakh(s) Only)** and the Earnest Money Deposit will be **Rs.2,22,50,000/- (Rupees Two Crore Twenty Two Lakh(s) Fifty 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, 915020016593683, 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 Properties**

**(PROPERTY NO. 1)**

**3<sup>rd</sup> FLOOR, AADHYA BUILDING, JAIHIND CO-OPERATIVE HOUSING SOCIETY LTD., PLOT NO.43, N.S. ROAD NO.10, VILLE PARLE (WEST), MUMBAI-400056.**

**(PROPERTY NO. 2)**

**4<sup>th</sup> FLOOR, AADHYA BUILDING, JAIHIND CO-OPERATIVE HOUSING SOCIETY LTD., PLOT NO.43, N.S. ROAD NO.10, VILLE PARLE (WEST), MUMBAI-400056.**

**(PROPERTY NO. 3)**

**5<sup>th</sup> FLOOR, AADHYA BUILDING, JAIHIND CO-OPERATIVE HOUSING SOCIETY LTD., PLOT NO.43, N.S. ROAD NO.10, VILLE PARLE (WEST), MUMBAI-400056.**

**ALL THE ABOVEMENTIONED FLATS ARE CONSTRUCTED AT ALL THAT PIECE OR PARCEL OF LAND OR GROUND SITUATE LYING AND BEING AT JUHU BEARING PLOT NO. 43 AND BEARING CTS NO. 625 AND ADMEASURING 741 SQ. YARDS OF THE LAND (EQUIVALENT TO 619.57 SQ. MTRS.) BELONGING TO THE JAI HIND CO-OPERATIVE HOUSING SOCIETY LIMITED, WHICH LAND IS A PART OF SURVEY NO. 70 OF JUHU IN THE REGISTRATION SUB-DISTRICT OF BANDRA, BOMBAY SUBURBAN DISTRICT CONTAINING PLOTS 7/1, 7/2 AND 7/3 OF THE JUHU VILE PARLE DEVELOPMENT SCHEME ADMEASURING 4778 SQ. YARDS OR THEREABOUTS WITH THE PLINTH STANDING THEREON AND BEARING SURVEY NO. 70, (PART OF JUHU IN THE RECORD OF RIGHTS OF THE REVENUE DEPARTMENT AND PLOT NO. 43 IS BOUNDED AS UNDER:-**

**TOWARDS THE NORTH : BY PLOT NO. 52**

**TOWARDS THE SOUTH : BY 60 FT. WIDE ROAD**

**TOWARDS THE EAST : BY 100 FT. CROSS ROAD**

**TOWARDS THE WEST : BY PLOT NO. 42**

**ALONGWITH CAR PARKING IN BASEMENT, GROUND FLOOR AND STILT AREA.**

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> (give details of website)

**Sd/-**

**Date : 29.10.2018**

**Authorized officer**

**Place : MUMBAI**

**Indiabulls Housing Finance Limited**