

**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 **31st December 2018**, for recovery of **Rs. 21,81,443/- (Rupees Twenty One Lakh(s) Eighty One Thousand Four Hundred Forty Three Only)** against **Loan Account No. HHLNAG00257461 "Loan Agreement No.1"** AND **Rs. 19,89,603/- (Rupees Nineteen Lakh(s) Eighty Nine Thousand Six Hundred Three Only)** against **Loan Account No. HLAPNAG00257476 "Loan Agreement No. 2"** total amounting to **Rs. 41,71,046/- (Rupees Forty One Lakhs Seventy One Thousand Forty Six Only)** by way of Outstanding Principal, Arrears (including accrued late charges) and interest till **22.11.2018** along with applicable future interest in terms of the loan agreement w.e.f. **23.11.2018**; due to the Secured Creditor from **MR. SATISH SHANNA NAGPAL & MRS. SUNITA SATISH NAGPAL**. The Reserve Price for the auction of the said Property is **Rs. 35,00,000/- (Rupees Thirty Five Lakh(s) Only)** and the **Earnest Money Deposit** will be **Rs. 3,50,000/- (Rupees Three 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 Property****ALL THAT ENTIRE RCC SUPER STRUCTURE COMPRISING APARTMENT****BEARING NO. 205, ON THE SECOND FLOOR OF THE BUILDING KNOWN****AND STYLED AS "KRISHNAPINGAKSHA APARTMENTS" COVERING A****BUILT UP AREA OF 95.501 SQ. MTRS. TOGETHER WITH 4.428%****UNDIVIDED PROPORTIONATE SHARE AND INTEREST IN ALL THAT PIECE****AND PARCEL OF NAGPUR IMPROVEMENT TRUST LEASEHOLD PLOT NO.****316, ADMEASURING ABOUT 945.00 SQ. MTRS. i.e. ABOUT 10172.00 SQ.****FT. IN EASTERN INDUSTRIAL AREA STREET SCHEME OF NAGPUR****IMPROVEMENT TRUST, BEING PORTION OF KHASRA NO. 75 OF MAUZA,****CHIKHALI (DEO.) BEARING CITY SURVEY NO. 395, SHEET NO. 70,63,69,****BEARING MUNICIPAL HOUSE NO. 1252/316, WARD NO.22, SITUATED AT****CHIKHALI LAYOUT, NAGPUR, WITHIN THE LIMITS OF NAGPUR****MUNICIPAL CORPORATION, TEHSIL AND DISTRICT-NAGPUR AND****BOUNDED AS UNDER:-****EAST : ROAD****WEST : PLOT NO. 351****NORTH : PLOT NO. 315****SOUTH : PLOT NO. 317**

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 : 24.11.2018****Authorized officer****Place : NAGPUR****Indiabulls Housing Finance Limited**