

**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 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 **23.03.2020** from **02.00 P.M. to 04.00 P.M.** (with unlimited automated extensions of 5 minutes each in terms of the Tender Document), for recovery of **Rs. 51,12,43,574/- (Rupees Fifty One Crore Twelve Lakh Forty Three Thousand Five Hundred Seventy Four only)** towards Loan Account No. **S000240525** as on **18.02.2020** along with future interest @ **21%** per annum w.e.f. **19.02.2020** along with legal expenses and other charges along with pending TDS of **Rs. 22,00,928/- (Rupees Twenty Two Lakh Nine Hundred Twenty Eight Only)**, due to the Secured Creditor from **RED PARKS PRIVATE LIMITED, DHRUVA REALTY PROJECTS LIMITED, SIMPSON ESTATES PRIVATE LIMITED, UNITECH MIRAJ PROJECTS PRIVATE LIMITED, TRIKAR PROPERTY OPPORTUNITIES PRIVATE LIMITED (CORPORATE GUARANTOR) AND JOSHU PTE LIMITED (CORPORATE GUARANTOR).**

The Reserve Price for the auction of the Property will be **Rs. 450,00,00,000/- (Rupees Four Hundred Fifty Crore only)** and the Earnest Money Deposit will be **Rs. 45,00,00,000/- (Rupees Forty Five Crore only)** i.e. 10% of the Reserve Price, which shall be deposited through **DD/ RTGS/ NEFT** or through any other proper banking channels to the credit of "INDIABULLS HOUSING FINANCE LTD.", in **HDFC BANK** Account No. **00030340054538**, MICR: **110240001**, IFSC: **HDFC0000003, G-3-4, SURYAKIRAN BUILDING, 19, KASTUBA GANDHI MARG, NEW DELHI - 110001** branch, before submitting the tender online. The successful bidder shall deposit 25% of the Sale Price (less 10% EMD amount paid with the Tender Document to participate in the E-auction) immediately 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 confirmation of sale of the immovable property.

**SCHEDULE A**

**[DESCRIPTION OF THE PROPERTIES]**

**ALL THAT PIECES OR PARCELS OF LAND/PROPERTIES AS UNDER TOGETHER WITH ALL THE PRESENT AND/OR FUTURE STRUCTURES, BUILDINGS, FURNITURE, FIXTURES, FITTINGS, STANDING AND/OR PLANT AND MACHINERY INSTALLED/TO BE INSTALLED AND/OR CONSTRUCTED/ TO BE CONSTRUCTED THEREON AND ALL THE PRESENT AND/OR FUTURE RIGHTS, TITLE AND/OR INTERESTS OF M/S. RED PARKS PRIVATE LIMITED THEREIN:**

**SCHEDULE OF LAND ADMEASURING 120 KANAL 0 MARLA OR 15.00 ACRES SITUATED IN THE REVENUE ESTATE OF VILLAGES FAZILPUR JHARSA & BADSHAHPUR, SECTOR 69, DISTRICT GURUGRAM, HARYANA, OWNED BY M/S. RED PARKS PVT LIMITED.**

VILLAGE	RECT. NO.	KILLA NO.	AREA	
			KANAL	MARLA
FAZILPUR JHARSA	51	11/2	1	16
		19/2	3	0
		20	8	0
		21	8	0
		22	3	14
		<b>TOTAL</b>	<b>24 KANAL 10 MARLA OR 3.062 ACRES</b>	
FAZILPUR JHARSA	51	9/1	4	4
		<b>TOTAL</b>	<b>4 KANAL 4 MARLA OR 0.525 ACRES</b>	
FAZILPUR JHARSA	51	1/2	1	11
		10/1	4	18
		10/2	3	2
		2/2	0	5
		11/1	6	4
		<b>TOTAL</b>	<b>16 KANAL 0 MARLA OR 2.0 ACRES</b>	
FAZILPUR JHARSA	52	15/2	0	18
		16	3	17
		<b>TOTAL</b>	<b>4 KANAL 15 MARLA OR 0.593 ACRES</b>	
FAZILPUR JHARSA	52	6/1	0	11
		6/2	2	11
		6/3	1	14
		15/1	4	0
		<b>TOTAL</b>	<b>8 KANAL 16 MARLA OR 1.10 ACRES</b>	
BADSHAHPUR	42	1 MIN	1	3
		2 MIN	1	7
		9	8	0
		10	7	18
		11	6	13
		12	8	0
		43	6	1
		15	3	7
		42	19	8
		22	8	0
65	2	8	0	
	3MIN	0	6	
		<b>TOTAL</b>	<b>61 KANAL 15 MARLA OR 7.718 ACRES</b>	
		<b>GRAND TOTAL</b>	<b>120 KANAL 0 MARLA OR 15.00 ACRES</b>	

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](http://www.indiabullshomeloans.com).

Date : 18.02.2020  
Place : GURUGRAM

Sd/  
Authorized Officer  
Indiabulls Housing Finance Limited