

“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(ies) 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 **24.02.2020**, for recovery of **Rs. 2,68,06,519/- (Rupees Two Crore Sixty Eight Lakh Six Thousand Five Hundred Nineteen Only)** against **Loan Account No. H LAPJAL00339507**, by way of outstanding principal, arrears (including accrued late charges) and interest till **30.01.2020** along with applicable future interest in terms of the loan agreement w.e.f. **31.01.2020**, due to the Secured Creditor from **RAMPA AUTOS LIMITED, SANDEEP SINGH, RIMPY AND SURINDER KUMAR (GUARANTOR)**. The Reserve Price for the auction of the Property is **Rs. 3,50,00,000/- (Rupees Three Crore Fifty Lakh(s) Only)** and the Earnest Money Deposit is **Rs. 35,00,000/- (Rupees Thirty Five Lakh 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 **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) 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 PROPERTIES]**

(PROPERTY NO.1)

PROPERTY DETAIL: PROPERTY MEASURING 7-M BEARING KHASRA NO. 86//5/1, 69//25, 16/2, KHATA NO. 1044/1357, 1358, 1359 HB NO. 246, SITUATED AT VILLAGE KHWASPUR, TEH & DISTRICT HOSHIARPUR-146001, PUNJAB.

EAST : SWARAN SINGH
WEST : ROAD
NORTH : RASTA
SOUTH : HARBANS KAUR

(PROPERTY NO.2)

PROPERTY DETAIL: PROPERTY MEASURING 1K-16M BEARING KHASRA NO. 86//5/1, 69//25, 69// 16/2, KHATA NO. 1161/1467, 1468, 1469 HB NO. 246, SITUATED AT VILLAGE KHWASPUR, TEH & DISTRICT HOSHIARPUR -146001, PUNJAB.

EAST : AJAIB SINGH
WEST : HARBANS KAUR
NORTH : ROAD
SOUTH : AMRIK SINGH

(PROPERTY NO.3)

PROPERTY DETAIL: PROPERTY MEASURING 14-1/2M BEARING KHASRA NO. 86//5/1, 69//25, 16/2, KHATA NO. 1044/1357, 1358, 1359 HB NO. 246, SITUATED AT VILLAGE KHWASPUR, TEH & DISTRICT HOSHIARPUR 146001, PUNJAB.

EAST : SWARAN SINGH
WEST : ROAD
NORTH : HARBANS KAUR
SOUTH : CHANAN SINGH

(PROPERTY NO.4)

PROPERTY DETAIL: PROPERTY MEASURING 14-1/2M BEARING KHASRA NO. 86//5/1, 69//25, 16/2, KHATA NO. 1044/1357, 1358, 1359 HB NO. 246, SITUATED AT VILLAGE KHWASPUR, TEH AND DISTRICT HOSHIARPUR -146001, PUNJAB.

EAST : SWARAN SINGH
WEST : ROAD
NORTH : SANDEEP SINGH
SOUTH : HARBANS KAUR

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.

**Date : 30.01.2020
Place : HOSHIARPUR (PUNJAB)**

**Sd/-
Authorized officer
Indiabulls Housing Finance Limited**