

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 **30.09.2019**, for recovery of **Rs.35,49,021/- (Rupees Thirty Five Lakh Forty Nine Thousand Twenty One Only)** against **Loan Account No. HLAPLKN00261708** by way of outstanding principal, arrears (including accrued late charges) and interest till **24.08.2019** along with applicable future interest in terms of the loan agreement w.e.f. **25.08.2019**, due to the Secured Creditor from **LAXMIKANT SHUKLA PROPRIETOR SWAPNIL ADVENTURE AND RACHNA SHUKLA**. The Reserve Price for the auction of the Property is **Rs. 30,00,000/- (Rupees Thirty Lakh(s) Only)** and the Earnest Money Deposit is **Rs. 3,00,000/- (Rupees Three 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 **AXIS BANK** Account No. **915020014295916**, 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 MUNICIPAL HOUSE NO. 645A/P, N-0221, K-237, PLOT NO. 22, KHASRA NO. 25, ADMEASURING 2250 SQ. FT. i.e. 209.107 SQ. MTRs. VILLAGE- MADIYAON, PARGANA – MAHONA. TEHSIL – BAKSHI KA TALAB, LUCKNOW-226001, UTTAR PRADESH AND IS BOUNDED AS UNDER:

EAST : ARAZI DEEGAR**WEST : 19 FT. WIDE ROAD****NORTH : SAMITI PROPERTY****SOUTH : ARAZI DEEGAR**

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 : 24.08.2019**Place : LUCKNOW (UTTAR PRADESH)****Sd/****Authorized Officer****INDIABULLS HOUSING FINANCE LIMITED**