

**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 **9th October 2019**, for recovery of **Rs 72,56,86,256.77/- (Rupees Seventy Two Crore Fifty Six Lakh(s) Eighty Six Thousand Two Hundred Fifty Six and Seventy Seven Paise Only)** against Loan Account No. **HLAPLOW00200566 "Loan Agreement No. 1"**; **Rs 10,16,01,005.62/- (Rupees Ten Crore Sixteen Lakh(s) One Thousand Five and Sixty Two Paise Only)** against Loan Account No. **HLAPAND00479378 "Loan Agreement No. 2"**; **Rs 9,32,25,792.04/- (Rupees Nine Crore Thirty Two Lakh(s) Twenty Five Thousand Seven Hundred Ninety Two and Four Paise Only)** against Loan Account No. **HLAPLOW00220950 "Loan Agreement No. 3"**; **Rs 8,51,20,734.36/- (Rupees Eight Crore Fifty One Lakh(s) Twenty Thousand Seven Hundred Thirty Four and Thirty Six Paise Only)** against Loan Account No. **HLAPLOW00290576 "Loan Agreement No. 4"** AND **Rs 3,82,35,584.17/- (Rupees Three Crore Eighty Two Lakh(s) Thirty Five Thousand Five Hundred Eighty Four and Seventeen Paise Only)** against Loan Account No. **HLAPAND00454709 "Loan Agreement No. 5"** total amounting to **Rs. 104,38,69,373/- (Rupees One Hundred Four Crore Thirty Eight Lakhs Sixty Nine Thousand Three Hundred Seventy Three Only)** by way of outstanding principal, arrears (including accrued late charges) and interest till **26.08.2019** along with applicable future interest in terms of the loan agreement w.e.f. **27.08.2019**, due to the Secured Creditor from **PHULCHAND EXPORTS PVT. LTD., PRADEEP PHULCHAND AGARWAL, PRATEEK PRADEEP AGARWAL (THROUGH POA HOLDER PRADEEP PHULCHAND AGARWAL) AND PSONS LIMITED (CORPORATE GUARANTOR)**. The Reserve Price for the auction of the Property is **Rs. 121,00,00,000/- (Rupees One Hundred Twenty One Crore Only)** and the Earnest Money Deposit is **Rs. 12,10,00,000/- (Rupees Twelve Crore Ten Lakh(s) 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. **915020016593683**, MICR: **110211019**, IFSC: **UTIB0000131, DLF, GURGAON [HR], GURGAON - 122 009**, before submitting the tender. 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**

**THE ENTIRE BUNGALOW ADMEASURING ABOUT 12,100 SQUARE FEET BUILT UP STRUCTURES CONSISTING OF GROUND, FIRST AND PART SECOND FLOOR TOGETHER WITH OPEN LAND SPACES ON ALL FOUR SIDES OF THE BUNGALOW SITUATED AT PLOT BEARING CADESTAL SURVEY NO. 85 OF COLABA DIVISION IN MITTAL GRANDEUR, STREET NO. 25, CUFFE PARADE, AT THE JUNCTION OF KHATAU ROAD AND CUFFE PARADE ROAD, MUMBAI - 400005, MAHARASHTRA (CUFFE PARADE PROPERTY), INCLUDING ALL FIXTURES BEING THEREIN. BOUNDED AS UNDER:**

**EAST : Mittal Grandeur Building**  
**WEST : Captain Prakash Rethe Marg**  
**NORTH : Khatau Road**  
**SOUTH : C. A. Institute**

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 : 27.08.2019

Place : MUMBAI

Sd/

Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED