

**“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 properties 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 **30.01.2020**, for recovery of **Rs. 98,67,425/- (Rupees Ninety Eight Lakh Sixty Seven Thousand Four Hundred Twenty Five Only)** against **Loan Account No. HLAPLOW00208664**, by way of outstanding principal, arrears (including accrued late charges) and interest till **20.12.2019** along with applicable future interest in terms of the loan agreement w.e.f. **21.12.2019**, due to the Secured Creditor from **MR. THIRUVARUL ADIK SELVAN, MR. PETER THIRUVARUL SELVAN ALIAS PETER SELVAN, MRS. MAYA BORADE ALIAS MAYA SAVLARAM BORADE AND RAKSHAK INDUSTRIAL SECURITY AGENCY PVT. LTD. ALIAS RAKSHAK INDUSTRIAL SECURITY AGENCY.**

The Reserve Price for the auction of the flats situated in Property is as indicated below against each Property:-

Sr.No.	PROPERTY No.	RESERVE PRICE, RS.	Amount in words
1.	1. UNIT NO. C-101	14,11,000/-	Rupees Fourteen Lakhs Eleven Thousand Only
2.	2. UNIT NO. C-102	8,86,000/-	Rupees Eight Lakh(s) Eighty Six Thousand Only
3.	3. UNIT NO. B-105	19,01,000/-	Rupees Nineteen Lakh One Thousand Only.
4.	4. UNIT NO. B-107	14,11,000/-	Rupees Fourteen Lakhs Eleven Thousand Only
5.	5. UNIT NO. B-108	14,11,000/-	Rupees Fourteen Lakhs Eleven Thousand Only

and the Earnest Money Deposit for the auction of the Property is as indicated below against each property will be

Sr.No.	PROPERTY No.	RESERVE PRICE, RS.	Amount in words
1.	1. UNIT NO. C-101	1,41,100/-	Rupees One Lakh Forty One Thousand One Hundred Only
2.	2. UNIT NO. C-102	88,600/-	Rupees Eighty Eight Thousand Six Hundred Only
3.	3. UNIT NO. B-105	1,90,100/-	Rupees One Lakh Ninety Thousand One Hundred Only.
4.	4. UNIT NO. B-107	1,41,100/-	Rupees One Lakh Forty One Thousand One Hundred Only
5.	5. UNIT NO. B-108	1,41,100/-	Rupees One Lakh Forty One Thousand One Hundred 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 BEARING UNIT NO. C-101 ADMEASURING 324.63 SQ. FT., ON 1ST FLOOR, JUINAGAR COMMERCIAL COMPLEX, JUINAGAR NAVI MUMBAI – 400705**

**PROPERTY NO. 2**

**PROPERTY BRARING UNIT NO. C-102 ADMEASURING 203.670 SQ.FT. ON 1ST FLOOR, JUINAGAR COMMERCIAL COMPLEX, JUINAGAR NAVI MUMBAI – 400705.**

**PROPERTY NO.3**

**UNIT NO. B-105 ADMEASURING 438.47 SQ. FT., ON 1ST FLOOR, JUINAGAR COMMERCIAL COMPLEX, JUINAGAR NAVI MUMBAI– 400705.**

**PROPERTY NO.4**

**PROPERTY BEARING UNIT NO. B-107 ADMEASURING 324.63 SQ. FT. PROPERTY BEARING ON 1ST FLOOR, JUINAGAR COMMERCIAL COMPLEX, JUINAGAR NAVI MUMBAI– 400705.**

**PROPERTY NO.5**

**PROPERTY BEARING UNIT NO. B-108 ADMEASURING 324.63 SQ. FT., ON 1ST FLOOR, JUINAGAR COMMERCIAL COMPLEX, JUINAGAR NAVI MUMBAI – 400705.**

**LAND ON WHICH ABOVE SAID PROPERTIES ARE CONSTRUCTED IS BOUNDED AS UNDER:-**

EAST : PLATFORM NO.6  
WEST : STATION ROAD  
NORTH : STATION PARKING AREA  
SOUTH : OPEN PLOT

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 : 23.12.2019  
Place : NAVI MUMBAI

SD/-  
AUTHORIZED OFFICER  
INDIABULLS HOUSING FINANCE LTD.