

**“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 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 **29.01.2020**, for recovery of **Rs. 12,51,152/- (Rupees Twelve Lakhs Fifty One Thousand One Hundred Fifty Two Only)** against **Loan Account No. HHLTHN00146279** [hereinafter referred to as “**Loan Agreement No. 1**”] and **Rs. 5,87,658/- (Rupees Five Lakhs Eighty Seven Thousand Six Hundred Fifty Eight Only)** for **Loan Account No HHLTHN00146286** [hereinafter referred to as “**Loan Agreement No. 2**”] total amounting to **Rs. 18,38,810/- (Rupees Eighteen Lakhs Thirty Eight Thousand Eight Hundred Ten Only)**, 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. SUNIL SHARMA AND MR. DEVENDRA SHARMA**. The Reserve Price for the auction of the Property is **Rs. 14,67,000/- (Rupees Fourteen Lakh(s) Sixty Seven Thousand Only)** and the Earnest Money Deposit is **Rs. 1,46,700/- (Rupees One Lakh Forty Six Thousand Seven 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]**

**FLAT NO. 304, CARPET AREA OF WHICH IS 367 SQ. FT. (INCLUDING 17.5 SQ. FT. DRY BALCONY + 28.5 SQ. FT. OPEN TERRACE) 3RD FLOOR, BUILDING NO. 36, SAMRUDDHI EVERGREEN, SURVEY NOS. 4 (2), 5, 7, 8 & 10, NEAR JAVALI BRIDGE, OPP. PRIME WATER COMPANY, KALYAN KARJAT ROAD, VILLAGE SAPA, TALUKA AMBERNATH, BADLAPUR (E), THANE-421530 MAHARASHTRA.**

**The said property is bounded as under:**

**NORTH : AS PER TITLE DEED**  
**SOUTH : AS PER TITLE DEED**  
**EAST : AS PER TITLE DEED**  
**WEST : AS PER TITLE DEED**

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 : THANE**

**SD/-**

**AUTHORIZED OFFICER**

**INDIABULLS HOUSING FINANCE LTD.**