

**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 Limited (CIN: L65922DL2005PLC136029)** Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” and “without any recourse basis” on **30th November 2018**, for recovery of **Rs. 31,13,034/- (Rupees Thirty One Lakh(s) Thirteen Thousand Thirty Four Only)** against **Loan Account No. HHLTHN00250063** as on **05.11.2018** along with future interest @ **10.30%** per annum w.e.f. **06.11.2018** due to the Secured Creditor from **MUKESH F SHARMA, ANJU SHARMA, SATISH SHARMA, FULESHWAR GOPAL SHARMA**. The Reserve Price for the auction of the said Property is **Rs. 25,00,000/- (Rupees Twenty Five Lakh(s) Only)** and the **Earnest Money Deposit** will be **Rs. 2,50,000/- (Rupees Two Lakh(s) Fifty Thousand Only)** i.e., 10% (Ten Percent) of the Reserve Price and shall be deposited through DD/RTGS/NEFT to the credit of, **INDIABULLS HOUSING FINANCE LIMITED, AXIS BANK Account No, 915020016593683, MICR- 110211019, IFSC code UTIB0000131, Branch DLF, GURGAON[HR], GURGAON, 122009**, before submitting the tender online. 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 Property****SCHEDULE - A****[Description of the Land]**

**ALL THAT PORTION OF LAND ADMEASURING 13435.15 SQ. MTRS FORMING A PART OF THE LAND ADMEASURING 34560 SQ. MTRS. AS PER THE EXTRACT OF 7/12 HOWEVER, AS PER ACTUAL POSSESSION 31755 SQ. MTRS COMPRISING OF PIECES AND PARCELS OF LAND LYING BEING AND SITUATED AT VILLAGE TITWALA, TALUKA KALYAN, DISTRICT THANE, 421605, MAHARASHTRA WITHIN THE LIMITS OF KALYAN DOMBIVLI MUNICIPAL CORPORATION BEARING:**

Survey No.	Hissa No.	Area (sq mtrs)
12	4	1400
221	6 (P)	21050
238	0	810
221	4	11300

**TOGETHER WITH THE BENEFITS OF SANCTION PLANS GRANTED BY THE KALYAN DOMBIVALI MUNICIPAL CORPORATION REVISED COMMENCEMENT CERTIFICATE BEARING NO. KDMP/ NRV/ BP/KV /2012 13 /14 /84 DATED 16.07.2015 TOGETHER WITH ALL EASEMENT RIGHTS AND BENEFITS THERETO.**

**SCHEDULE -B****[Description of the Secured Asset]**

**FLAT NO 1204 ON 12TH FLOOR IN “F” WING IS ALSO KNOWN AS BUILDING NO. 6 IN THE SCHEME KNOWN AS “VEDANT MILLENIA” ADMEASURING 524.87 SQ. FTS (CARPET AREA) INCLUSIVE OF OPEN TERRACE OF 60 SQ. FTS (CARPET AREA) SITUATED AT SCHEDULE –A MENTIONED HEREIN ABOVE.**

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. <https://www.indiabullshomeloans.com> AND <https://eauction.npasource.com>.

Sd/-

Date : 05.11.2018

Authorized officer

Place : THANE, (Maharashtra)

Indiabulls Housing Finance Limited