

**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(ies) mortgaged/charged to **Indiabulls Housing Finance Ltd. [CIN: L65922DL2005PLC136029]** ("**Secured Creditor**"), the **constructive possession** of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is", "whatever there is" and "without any recourse" basis on **26.03.2021** from **02.00 P.M. to 04.00 P.M.** (with unlimited automated extensions of 5 minutes each in terms of the Tender Document), for recovery of **Rs. 7,69,75,540/- (Rupees Seven Crore Sixty Nine Lakh Seventy Five Thousand Five Hundred Forty only)** i.e. **Rs. 4,32,45,944/- (Rupees Four Crore Thirty Two Lakh Forty Five Thousand Nine Hundred Forty Four only)** pending towards Loan Account No. **HLAPVSH00196915**, **Rs. 1,26,00,127/- (Rupees One Crore Twenty Six Lakh One Hundred Twenty Seven only)** pending towards Loan Account No. **HLAPVSH00223406** and **Rs. 2,11,29,469/- (Rupees Two Crore Eleven Lakh Twenty Nine Thousand Four Hundred Sixty Nine only)** pending towards Loan Account No. **HLAPVSH00200477**, by way of outstanding principal, arrears (including accrued late charges) and interest till **15.02.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **16.02.2021** along with legal expenses and other charges due to the Secured Creditor from **DASMESH AIRCONDITIONING ENGINEERS PVT. LTD. (THROUGH ITS DIRECTORS), JASMER KAUR SAINI, HARJINDER SINGH SAINI and DASMESH AEROFROST INFRA PVT. LTD.**

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

S.NO.	PROPERTY DESCRIPTION	RESERVE PRICE	AMOUNT IN WORDS
1	SHOP NO. 131	Rs. 2,00,00,000/-	Rupees Two Crore only
2	SHOP NO. 217	Rs. 3,75,00,000/-	Rupees Three Crore Seventy Five Lakh only.
3	APARTMENT NO.304	Rs. 2,00,00,000/-	Rupees Two Crore only
4	FLAT NO.601	Rs. 81,00,000/-	Rupees Eighty One Lakh only.

and the Earnest Money Deposit i.e., 10% of the Reserve Price, for the auction of the Property is as indicated below against each property will be-

S.NO.	PROPERTY DESCRIPTION	EMD AMOUNT	EMD AMOUNT IN WORDS
1	SHOP NO. 131	Rs. 20,00,000/-	Rupees Twenty Lakh only
2	SHOP NO. 217	Rs. 37,50,000/-	Rupees Thirty Seven Lakh Fifty Thousand only.
3	APARTMENT NO.304	Rs. 20,00,000/-	Rupees Twenty Lakh only.
4	FLAT NO.601	Rs. 8,10,000/-	Rupees Eight Lakh Ten Thousand only.

The EMD shall be paid by DD/ RTGS/ NEFT or through any other proper banking channels to the credit and in favour of **INDIABULLS HOUSING FINANCE LTD.**, Account No. **114505001412** with ICICI Bank Ltd. (IFSC: **ICIC0001145**), having its branch at **B1 and B2, Vanijya Nikunj, Enkay Tower, Udyog Vihar, Phase V, Gurgaon – 122015 (Haryana)** before submitting the tender in order to participate in the online public auction. The successful bidder shall pay 25% amount of the sale price (less 10% of the Reserve Price paid before submitting the tender) immediately i.e. either on the same day or not later than the next working day and the remaining balance of the Sale Price shall be paid within 15 days from the date of confirmation of sale.

**DESCRIPTION OF THE IMMOVABLE PROPERTY(IES)****PROPERTY NO.1**

**SHOP NO. 131 ADMEASURING SUPER BUILT-UP AREA 507 SQ. FT. (BUILT-UP AREA 367 SQ. FT.) ON GROUND FLOOR, WING-"C", VASHI PLAZA, PLOT NO. 80 & 81, SECTOR – 17, VASHI, NAVI MUMBAI, THANE – 400705, MAHARASHTRA.**

**PROPERTY NO.2**

**SHOP NO. 217 ADMEASURING 600 SQ. FT. ON 1ST FLOOR, WING-"A", VASHI PLAZA, PLOT NO. 80 & 81, SECTOR – 17, VASHI, NAVI MUMBAI, THANE – 400705, MAHARASHTRA.**

**PROPERTY NO.3**

**APARTMENT NO.304 ADMEASURING 1651.050 SQ. FT. ON 3RD FLOOR, BUILDING NO.48, SECTOR-54, 56 & 58, SEAWOODS ESTATE, PHASE-II (PART -I) SITUATED IN VILLAGE KARAVE, NERUL, NAVI MUMBAI-400706, MAHARASHTRA ALONGWITH OPEN PARKING NO.82.**

**PROPERTY NO.4**

**FLAT NO.601 ADMEASURING ABOUT 720 SQ. FT. ON 6TH FLOOR, SAI GANESH BUILDING CONSTRUCTED UPON PLOT NO.396 & 417, SECTOR-6, G.E.S SITUATED IN VILLAGE SARSOLE, NERUL, NAVI MUMBAI – 400706, MAHARASHTRA.**

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. [www.indiabullshomeloans.com](http://www.indiabullshomeloans.com) and [www.auctionfocus.in](http://www.auctionfocus.in).

Date : 18.02.2021  
Place : THANE

Sd/  
Authorized Officer  
**INDIABULLS HOUSING FINANCE LIMITED**