

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 Commercial Credit Limited (CIN: U 65923DL2006PLC150632)** Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and "without any recourse basis" on **15th April 2019**, for recovery of **Rs. 1,45,79,758/- (Rupees One Crore Forty Five Lakh Seventy Nine Thousand Seven Hundred Fifty Eight Only)** against **Loan Account No. HLLANOI00360628** by way of Outstanding Principal, Arrears (including accrued late charges) and interest till **19.03.2019** along with applicable future interest in terms of the loan agreement w.e.f. **20.03.2019** due to the Secured Creditor from **SUNIL MALHOTRA PROPRIETOR OF MALHOTRA FIRST CHOICE, KRISHAN KUMAR MALHOTRA, PRINCE MALHOTRA, SAGAR MALHOTRA, RITU MALHOTRA AND PRITI MALHOTRA**. The Reserve Price for the auction of the said Property is **Rs. 2,00,00,000/- (Rupees Two Crore Only)** and the Earnest Money Deposit will be **Rs. 20,00,000/- (Rupees Twenty Lakh Only)** i.e., 10% (Ten Percent) of the Reserve Price and shall be deposited through DD/RTGS/NEFT to the credit of, **Indiabulls Commercial Credit Limited, AXIS BANK Account No, 913020001654524, 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

FREE HOLD INDEPENDENT HOUSE WITH BUILT UP GROUND FLOOR,

FIRST & SECOND FLOOR TOTAL CONSTRUCTED AREA OF 4877 Sq.Ft.

ON PLOT NO. IIIA/145 AREA ADMEASURING 401.90 SQ. MTRS (i.e., 480

Sq.Yds), BLOCK-A, SITUATED AT NEHRU NAGAR, GHAZIABAD-201001,

UTTAR PRADESH. THE SAID PLOT BOUNDED BY:-

EAST : RAILWAY LINE

WEST : 40'-0" WIDE ROAD

SOUTH : PLOT NO. 146

NORTH : PLOT NO. 144

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

Sd/-

Date : 19.03.2019

Authorized officer

Place : GHAZIABAD (U.P.)

Indiabulls Commercial Credit Limited