

**"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 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 **29th JANUARY 2019**, for recovery of **Rs 11,46,84,420/- (Rupees Eleven Crore Forty Six Lakh(s) Eighty Four Thousand Four Hundred Twenty Only)** against **Loan Account No. HLAPCHE00203191** by way of Outstanding Principal, Arrears (including accrued late charges) and interest till **14.12.2018** along with applicable future interest in terms of the loan agreement w.e.f. **15.12.2018**; due to the Secured Creditor from **BHARATH POST GRADUATE COLLEGE (THROUGH AUTHORIZED SIGNATORY), S P E TRUST (THROUGH AUTHORIZED SIGNATORY), MR. P C BHASKAR, MRS. KANTHIMATHI BHASKAR and MR. ABHINAV CHANDRAN (GUARANTOR)**. The Reserve Price for the auction of the said Property is **Rs. 8,00,00,000/- (Rupees Eight Crore Only)** and the Earnest Money Deposit will be **Rs.80,00,000/- (Rupees Eighty Lakh 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, 915020015051137, 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

Property being: S.NO.392/1, 392/1 PART, 392/2, 392/3, 392/3 PART, NH-45, VARADHARAJAPURAM VILLAGE, POONAMALLEE TALUK, THIRUVALLUR DISTRICT, SITUATE WITHIN REGISTRATION DISTRICT OF POONAMALLEE, CHENNAI (TAMIL NADU) -600123 (more particularly described in SCHEDULE-A attached hereto)

SCHEDULE - A

[Description of the Secured Asset]

ALL THAT PIECE AND PARCEL OF LAND MEASURING 9733 SQ.FT. OUT OF 13723 SQ.FT. [31 CENTS] IN S.NO.392/1, 1900 SQ.FT. OUT OF 13723 SQ. FT. IN S. NO. 392/1, 8962 SQ.FT. OUT OF 12952 SQ. FT. OF LAND IN S. NO. 392/2, 5000 SQ. FT. OUT OF 13309 SQ.FT. [31 CENTS] IN S.NO.392/3, 4177 SQ.FT. OUT OF 13309 SQ.FT. [31 CENTS] IN S.NO. 392/3, comprised in VARADHARAJAPURAM VILLAGE, POONAMALLEE TALUK, THIRUVALLUR DISTRICT, POONAMALLEE, situate WITHIN REGISTRATION SUB-DISTRICT OF POONAMALLEE, CHENNAI (TAMIL NADU) – 600123, comprising as below :-

Item No.I – 9733 Sq.Ft. (Document No.4606/13)

All that PIECE AND PARCEL OF Land in S.No.392/1 Part, comprised in Varadharajapuram Village, Poonamallee Taluk, admeasuring 9733 Sq.Ft. and bounded as below -

On the North by : Panimalar College lands in S.No.393
On the East by : Property in S.No.392/2 purchased by P.C. Bhaskar
On the South by : Remaining portion of lands in S.No.392/1 retained by the Vender.
On the West by : Property in S.No.394 and lands of P.C. Bhaskar in S.No.390 (Part)

Admeasuring

North to South on Eastern side : 197 Feet 6 Inches
North to South on Western side : 153 Feet to one extent length and then in South end therein of 9 feet and then further of an extent of 53 feet.
East to West on Northern side : 42 Feet and 9 Inches
East to West on Southern side : 44 Feet 3 Inches

Item No.II – 1900 Sq.Ft. (Document No.1782/14)

All that PIECE AND PARCEL OF Land in S.No.392/1 Part, comprised in Varadharajapuram Village, Poonamallee Taluk, admeasuring 1900 Sq.Ft. and bounded as below -

On the North by : P.C. Bhaskar lands in S.No.392/1 (Part)
On the East by : Property in S.No.392/1 retained by Vendor
On the South by : National Highway
On the West by : Property in S.No.390 owned by P.C. Bhaskar

Admeasuring:

North to South on Eastern side : 95 Feet
North to South on Western side : 95 Feet
East to West on Northern side : 20 Feet
East to West on Southern side : 20 Feet

Item No.III – 8962 Sq.Ft. (Document No.4607/13)

All that PIECE AND PARCEL OF Land in S.No.392/2 Part, comprised in Varadharajapuram Village, Poonamallee Taluk, admeasuring 8962 Sq.Ft. and bounded as below -

On the North by : Panimalar College lands in S.No.393
On the East by : Property in S.No.392/3
On the South by : Remaining portion of lands in S.No.392/2, Retained by the Vendor.
On the West by : Property in S.No.392/1 [Part] purchased by P.C. Bhaskar

Admeasuring:

North to South on Eastern side : 187 Feet
North to South on Western side : 197 Feet 6 Inches
East to West on Northern side : 50 Feet and 6 Inches
East to West on Southern side : 43 Feet 6 Inches

Item No.IV – 5000 Sq.Ft. (Document No.818/14)

All that PIECE AND PARCEL OF Land in S.No.392/3 Part, comprised in Varadharajapuram Village, Poonamallee Taluk, admeasuring 5000 Sq. Ft. and bounded as below -

On the North by : Lands in S.No.393, owned by Panimalar College
On the East by : Lands in S.No.391, owned by Panimalar College
On the South by : Remaining portion of lands in S.No.392/3, Retained by the Vendor
On the West by : Lands in S.No.392/2 [Part] now owned by P.C. Bhaskar

Admeasuring:

North to South on Eastern side : 91 Feet
North to South on Western side : 98 Feet 6 Inches
East to West on Northern side : 55 Feet and 9 Inches
East to West on Southern side : 50 Feet 6 Inches

Item No.V – 4177 Sq.Ft. (Document No.1783/14)

All that PIECE AND PARCEL OF Land in S.No.392/3 Part, comprised in Varadharajapuram Village, Poonamallee Taluk, admeasuring 4177 Sq.Ft. and bounded as below -

On the North by : Lands in S.No.392/3 [Part], now owned by P.C. Bhaskar
On the East by : Lands in S.No.391, owned by Panimalar College
On the South by : Remaining portion of lands in S.No.392/3, Retained by the Vendor.
On the West by : Property in S.No.392/2 [Part] now owned by P.C. Bhaskar

Admeasuring:

North to South on Eastern side : 85 Feet 6 Inches
North to South on Western side : 88 Feet 6 Inches
East to West on Northern side : 50 Feet and 6 Inches
East to West on Southern side : 46 Feet

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.npsaource.com>.

**Date: 15.12.2018
Place: CHENNAI (TAMIL NADU)**

**Authorized officer
INDIABULLS HOUSING FINANCE LIMITED**