

**“APPENDIX- IV-A**

**[See proviso to rule 8 (6)]**

**Sale notice for sale of immovable properties**

E-Auction Sale Notice for sale of immovable asset(s) 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 **30.09.2020** 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. 5,44,63,132/- (Rupees Five Crore Forty Four Lakh Sixty Three Thousand One Hundred Thirty Two only)**, i.e. **Rs. 60,50,356/- (Rupees Sixty Lakh Fifty Thousand Three Hundred Fifty Six only)**, **Rs. 1,98,30,973/- (Rupees One Crore Ninety Eight Lakh Thirty Thousand Nine Hundred Seventy Three only)**, **Rs. 73,25,223/- (Rupees Seventy Three Lakh Twenty Five Thousand Two Hundred Twenty Three only)**, **Rs. 1,39,39,066/- (Rupees One Crore Thirty Nine Lakh Thirty Nine Thousand Sixty Six only)** and **Rs. 73,17,514/- (Rupees Seventy Three Lakh Seventeen Thousand Five Hundred Fourteen only)**, towards **Loan Account Nos. HODTVD00199692, HLAPTVD00165037, HLAPTVD00170257, HLAPTVD00205865 and HLAPTVD00481922** respectively, by way of outstanding principal, arrears (including accrued late charges) and interest till **25.08.2020** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **26.08.2020** along with legal expenses and other charges due to the Secured Creditor from **THOMAS VAIDYAN @ THOMAS VAIDYAN T. K., VAIDYAN REGENCY HOTEL, HOTEL THE VAIDYA and SOBHA THOMAS VAIDYAN @ SOBHA VAIDYAN.**

The Reserve Price of the immovable Property(ies) will be **Rs. 7,25,00,000/- (Rupees Seven Crore Twenty Five Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 72,50,000/- (Rupees Seventy Two Lakh Fifty Thousand only)** i.e. equivalent to 10% of the Reserve Price. 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, Phase V, Udyog Vihar, 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)**

**ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF SHOP NO. MC XV-668 AND BUILDING NO. MC XV-669, WITH ALL IMPROVEMENTS THEREIN, TOGETHER WITH AND ON LAND BEARING SY. NO. 9483/2 (ADMEASURING 6.7.5 ARES), RE. SY. NO. 18, IN BLOCK 157, ASHRAMAM ROAD, NEAR RESIDENCY ROAD, AT TAL. AND VIL. KOLLAM, IN THE SUB-REGISTRATION DIST. OF KOLLAM AND IN THE REGISTRATION DISTRICT OF CHINNAKADA, KOLLAM – 691002 (KERALA).**

**BOUNDED ON:**

**NORTH BY : VADIYILPURAYIDOM**  
**SOUTH BY : PROPERTIES OF THOMAS VAIDYAN**  
**EAST BY : PROPERTIES OF THOMAS VAIDYAN**  
**WEST BY : CHINNAKADAAASRAMAM RESIDENCY ROAD**

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.auctions.magicbricks.com](http://www.auctions.magicbricks.com).

**Date : 28.08.2020**

**Place : KOLLAM**

**SD/-**  
**AUTHORIZED OFFICER**  
**INDIABULLS HOUSING FINANCE LTD.**