

**“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 physical 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 **11.12.2020** 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. 35,58,964/- (Rupees Thirty Five Lakh Fifty Eight Thousand Nine Hundred Sixty Four only)** towards **Loan Account No. HHLBAN00221007** by way of outstanding principal, arrears (including accrued late charges) and interest till **04.11.2020** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **05.11.2020** along with legal expenses and other charges due to the Secured Creditor from **JAYESH YOHANNAN and ITISHREE YOHANNAN @ ITISHREE NAYAK.**

The Reserve Price of the immovable Property(ies) will be **Rs. 24,22,500/- (Rupees Twenty Four Lakh Twenty Two Thousand Five Hundred only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 2,42,250/- (Rupees Two Lakh Forty Two Thousand Two Hundred Fifty 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, 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)**

**ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF TWO BEDROOM FLAT BEARING NO. 108 (SUPER BUILT UP AREA OF 1,076 SQ. FT.) (WITH ONE CAR PARKING AREA IN STILT FLOOR), ON FIRST FLOOR, OF “R AND S GOMATHI ENCLAVE”, CONSTRUCTED ON SITE NOS. 1031 AND 1032 (MEASURING 100 FT. FROM NORTH TO SOUTH AND 80 FT. FORM EAST TO WEST I.E. 8,000 SQ. FT.) (WITH 211.38 SQ. FT. OF UNDIVIDED SHARE, RIGHT, TITLE AND INTEREST), KATHA SERIAL NOS. 1797 AND 1798, ASSESSMENT NOS. 1785 AND 1786, HEBBAGODI GRAM PANCHAYAT KATHA NOS. 129/1031 AND 129/1032 (OLD KHANESHUMARI NOS. 1569/129/1031 AND 1570/129/1032), SITUATED ON NON-AGRICULTURAL RESIDENTIAL LAND BEARING SY. NO. 126/2, SHREE ANANTHA NAGAR, PHASE 2, VIL. KAMMASANDRA, ATTIBELE HOBLI, TAL. ANEKAL, BENGALURU – 560100 (KARNATAKA).**

**PLOT BOUNDED ON:**

NORTH BY : SITE NO. 1033  
SOUTH BY : FLAT NO. 107  
EAST BY : FLAT NO. 101  
WEST BY : ROAD

**FLAT BOUNDED ON:**

NORTH BY : PRIVATE PROPERTY  
SOUTH BY : FLAT NO. 107  
EAST BY : FLAT NO. 101  
WEST BY : 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.auctionfocus.in](http://www.auctionfocus.in).

Date : 05.11.2020  
Place : BENGALURU

Sd/-  
Authorized officer  
Indiabulls Housing Finance Limited