

“APPENDIX- IV-A

[See proviso to rule 8 (6)]

Sale Notice for sale of Immovable Property

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 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 **07.10.2022** 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. 52,92,520/- (Rupees Fifty Two Lakh Ninety Two Thousand Five Hundred Twenty only)** pending towards **Loan Account No. HHLPOR00343927**, by way of outstanding principal, arrears (including accrued late charges) and interest till **26.08.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **27.08.2022** along with legal expenses and other charges due to the Secured Creditor from **D Sivakumar and S Parvathi**.

The Reserve Price of the Immovable Property will be **Rs. 54,50,000/- (Rupees Fifty Four Lakh Fifty Thousand only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 5,45,000/- (Rupees Five Lakh Forty Five 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 LIMITED, Account No. 00000040428645185 with State Bank of India (IFSC: SBIN0004079), having its branch at COM. BR. GURGAON(04079)**, 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

SCHEDULE-A

Flat No. ‘D’ on the 2nd Floor, measuring built-up area of 1280 Sq. Ft., Front Side Portion with 3 Bed Room, “Thirupathi Builders Rehoboth Castle”, along with one Covered Car Parking, inclusive of all common areas situated on Land / Premises bearing Plot No. 1, old Door No. 26, new Door No 2, Bharathi Nagar, Ayanavaram Chennai 600023 (Tamil Nadu), comprised in Paimash No. 1412, T.S. No 119, Patta C.A. No. 316/70-71, as per Patta T.S. No. 119/2, Block No. 15, of Ayanavaram Village, Purasawalkam Perambur Taluk, Chennai District, Land admeasuring an extent of 1800 Sq.Ft Of UDS Land from and out of 2400 Sq.Ft and the entire Land being bounded on the:-

North By : Door No 1, Vellala Street, belonging to Mr. Nandakumar

South By : Plot No. 2, Door No. 25 belonging to Mr. Munuswamy

East By : Bharathi Nagar 24 Feet Road

West By : Door No. 2, Vellala Street belonging to Mr Krishnamurthy

Total Area Measuring : North to South both sides 40 Feet, East to West both sides 60 Feet admeasuring 2400 Sq. Ft., of Vacant Land

SCHEDULE-B

450 Sq.Ft. undivided share of Land from and out of 1800 Sq. Ft. Schedule ‘A’ above

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 and www.auctionfocus.in

Date : 27.08.2022

Place : CHENNAI

Sd/-

Authorized officer

Indiabulls Housing Finance Limited