

“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 properties mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of **Indiabulls Housing Finance Ltd. [CIN: L65922DL2005PLC136029]**, the Secured Creditor, will be sold on “as is where is”, “as is what is”, “whatever there is” and “without any recourse” basis on **20.09.2019**, for recovery of **Rs. 3,54,07,654/- (Rupees Three Crore Fifty Four Lakh Seven Thousand Six Hundred Fifty Four Only)** against **Loan Account No. H LAPVLC00208733**, by way of outstanding principal, arrears (including accrued late charges) and interest till **22.08.2019** along with applicable future interest in terms of the loan agreement w.e.f. **23.08.2019**, due to the Secured Creditor from **LAKSHMANAN MUNIYANDI PROPRIETOR OF NEW STAR ENTERPRISES, JAYALAKSAMI AND M. SHANKAR**. The Reserve Price for the auction of the Properties is **Rs. 3,65,00,000/- (Rupees Three Crore Sixty Five Lakh Only)** and the Earnest Money Deposit is **Rs. 36,50,000/- (Rupees Thirty Six Lakh Fifty Thousand Only)** i.e. 10% of the Reserve Price, which shall be deposited through DD/ RTGS/ NEFT to the credit of “**INDIABULLS HOUSING FINANCE LTD.**”, in **AXIS BANK Account No. 915020015051137, MICR: 110211019, IFSC: UTIB0000131, DLF, GURGAON [HR], GURGAON – 122 009** branch, before submitting the tender online. The successful bidder shall deposit 25% of the Sale Price (less 10% EMD amount paid with the Tender) at the time of acceptance of Bid i.e. either on the same day or not later than the next working day. The balance 75% of the Sale Price is required to be deposited within 15 days from the date of acceptance of the Tender.

**SCHEDULE A
[DESCRIPTION OF THE PROPERTIES]**

Property No.1

ALL THAT PIECE AND PARCEL OF VACANT LAND BEARING PLOT NO.50 MEASURING AN EXTENT OF 2405 SQ.FT (223.51 SQ.MTR), 4TH STREET, ABIRAMI AVENUE, KODUNGAIYUR, PRESENTLY COMPRISED IN S.NO.176/3A1C, PREVIOUSLY COMPRISED IN AND FORMING PART OF S.NO.176/3, SITUATED AT KODUNGAIYUR VILLAGE, TONDIARPET TALUK, CHENNAI DISTRICT.

AND BOUNDED ON THE:

NORTH BY : VACANT LAND IN S.NO.177
SOUTH BY : 20 FEET WIDE ROAD
EAST BY : PLOT NO.51
WEST BY : 50 FEET WIDE ROAD

MEASURING ON THE:

NORTH BY - 40.6 FEET
SOUTH BY - 40 FEET
EAST BY - 59.6 FEET
WEST BY - 60 FEET

Property No. 2

ALL THAT PIECE AND PARCEL OF VACANT LAND BEARING PLOT NO.51 MEASURING AN EXTENT OF 3039 SQ.FT. 4TH STREET, ABIRAMI AVENUE, KODUNGAIYUR, COMPRISED IN S.NO.176/3A1C, S.NO.176/3 (AS PER PATTI), SITUATED AT KODUNGAIYUR VILLAGE, TONDIARPET TALUK, CHENNAI DISTRICT.

AND BOUNDED ON THE:

NORTH BY : VACANT LAND IN S.NO.177
SOUTH BY : 20 FEET WIDE ROAD
EAST BY : PLOT NO.52
WEST BY : PLOT NO.50

MEASURING ON THE:

NORTH BY - 5+ 23+ 5 FEET
SOUTH BY - 30 FEET
EAST BY - 87 FEET
WEST BY - 59.6 FEET

Property No. 3

ALL THAT PIECE AND PARCEL OF VACANT LAND BEARING PLOT NO.52 MEASURING AN EXTENT OF 2559 SQ.FT (235 SQ.MTR), 4TH STREET, ABIRAMI AVENUE, KODUNGAIYUR, PRESENTLY COMPRISED IN S.NO.176/3A1C, PREVIOUSLY COMPRISED IN AND FORMING PART OF S.NO.176/3, SITUATED AT KODUNGAIYUR VILLAGE, TONDIARPET TALUK, CHENNAI DISTRICT.

AND BOUNDED ON THE:

NORTH BY : THE PROPERTY COMPRISED IN S.NO.177 OF KODUNGAIYUR VILLAGE
SOUTH BY : 20 FEET WIDE LAYOUT ROAD
EAST BY : PLOTS PERTAINING TO TAMIL NADU HOUSING BOARD
WEST BY : PLOT NO.51

MEASURING ON THE:

NORTH BY - 22 FEET
SOUTH BY - 37 FEET 6 INCHES
EAST BY - 85 FEET
WEST BY - 87 FEET

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. <https://eauction.npasource.com> and www.indiabullshomeloans.com.

Date : 22.08.2019
Place : CHENNAI

Sd/-
Authorized officer
Indiabulls Housing Finance Limited