

“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 **27.11.2020** 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. 7,43,86,791/- (Rupees Seven Crore Forty Three Lakh Eighty Six Thousand Seven Hundred Ninety One only)** towards **Loan Account No. H LAPVLC00336024** by way of outstanding principal, arrears (including accrued late charges) and interest till **05.10.2020** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **06.10.2020** along with legal expenses and other charges due to the Secured Creditor from **SABARY VASAN HARDWARE STORE (THROUGH ITS PROPRIETOR VIZ. PON SINGH @ N. PON SINGH), PON SINGH @ N. PON SINGH and BRAKALA @ BRAHALA.**

The Reserve Price of the immovable Property(ies) will be **Rs. 7,60,00,000/- (Rupees Seven Crore Sixty Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 76,00,000/- (Rupees Seventy Six Lakh 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 VACANT LAND BEARING R.S. NO. 1177/1A (PART) (MEASURING 163 FT. 9 IN. ON THE NORTH, 156 FT. 3 IN. ON THE SOUTH, 74 FT. ON THE EAST AND 92 FT. ON THE WEST I.E. IN TOTAL 13,281 SQ. FT. OR 30.49 CENTS) AT NEW NO. 2 (OLD NO. 28), SHANTHI NAGAR, NO. 61, VIL. KORATTUR, TAL. AMBATTUR, IN THE REGISTRATION DIST. OF MADRAS-THIRUVALLUR AND SUB-REGISTRATION DIST. OF VILLIVAKKAM, CHENNAI – 600080 (TAMIL NADU).

BOUNDED ON:

NORTH BY : LAND BELONGING TO V. M. CHACKO
SOUTH BY : LAND BELONGING TO PON SINGH @ N. PON SINGH
EAST BY : 30 FT. WIDE SHANTHY NAGAR ROAD
WEST BY : PAREK METAL COMPANY

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: 22.10.2020
Place: CHENNAI

s/d
AUTHORISED OFFICER
INDIABULLS HOUSING FINANCE LTD.