

“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 **18.03.2021** 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. 71,74,458/- (Rupees Seventy One Lakh Seventy Four Thousand Four Hundred Fifty Eight only)** pending towards **Loan Account No. HHLCOM00220277**, by way of outstanding principal, arrears (including accrued late charges) and interest till **24.02.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **25.02.2021** along with legal expenses and other charges due to the Secured Creditor from **MR. S T VIJAY KUMAR and MRS. V RUPA**.

The Reserve Price of the immovable Property(ies) will be **Rs. 48,00,000/- (Rupees Forty Eight Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 4,80,000/- (Rupees Four Lakh Eighty 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, 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 PIECE AND PARCEL OF VACANT SITE NO.2 MEASURING AN EXTENT OF 1650 SQ.FT (3 CENTS 342 SQ.FT) INCLUDING COMMON PATHWAY COMPRISED IN S.F.NO.5/1 - PUNJA ACRES 1.25, S.F.NO.5/2 - PUNJA ACRES 1.14 IN THIS PUNJAI ACRES 0.85, ALL TOTTALLING PUNJA ACRES 2.10 IN THIS PUNJA ACRE 1.49 OF LAND, IN THE LAYOUT KNOWN AS “THIRUVALLUR NAGAR”, SITUATED AT VADAVALLI VILLAGE, COIMBATURE TALUK, REGISTRATION DISTRICT OF COIMBATORE AND SUB REGISTRATION DISTRICT OF VADAVALLI AND BEING BOUNDED ON THE:

NORTH BY : ROAD BELONG TO S.F.NO.4

SOUTH BY : 23 FEET SOUTH NORTH LAYOUT ROAD

EAST BY : SITE NO.3

WEST BY : SITE NO.1

MEASURING

EAST TO WEST ON NORTHERN SIDE - 30 FEET

EAST TO WEST ON SOUTHERN SIDE - 30 FEET

NORTH TO SOUTH ON EAST SIDE - 54 ½ FEET

NORTH TO SOUTH ON WEST SIDE - 55 ½ FEET

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 : 24.02.2021
Place : COIMBATORE

Sd/-
Authorized officer
Indiabulls Housing Finance Limited