

**“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) and Rule 9(1) 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 **10.10.2022** 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. 32,76,865/- (Rupees Thirty Two Lakh Seventy Six Thousand Eight Hundred Sixty Five only)** pending towards the **Loan Account No. HHLCOM00236886**, by way of outstanding principal, arrears (including accrued late charges) and interest till **13.09.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **14.09.2022** along with legal expenses and other charges due to the Secured Creditor from **Manju P. George and Krishnan Suresh Menon**. The Reserve Price of the Immovable Property will be **Rs. 33,00,000/- (Rupees Thirty Three Lakh only)** and the Earned Money Deposit (“EMD”) will be **Rs. 3,30,000/- (Rupees Three Lakh Thirty 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: SBIN004079)**, 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**

**IN COIMBATORE REGISTRATION DISTRICT, VADAVALLI SUB REGISTRATION DISTRICT, IN COIMBATORE TALUK, IN KAVUNDAMPALAYAM VILLAGE, G.S. NO. 397 ACRES 4.66, IN THIS 2.00 ACRES IN THE NORTHERN SIDE, G.S.NO. 400 ACRES 2.57, IN THIS 1.10 ACRES IN THE NORTHERN SIDE, TOTAL ACRES 3.10 PUNJAI LAND WAS FORMED AS LAYOUT NAMED “SRI VENKATESHWARA COLONY” AND DIVIDED INTO HOUSE SITES THE SITE NO. 23 AND WHICH IS BOUNDED AS FOLLOWS:-**

**NORTH OF : G.S. NO. 400/PART AND 397 PART**  
**SOUTH OF : SITE NO. 22**  
**EAST OF : G.S.NO.400/PART**  
**WEST OF : 15 FEET NORTH SOUTH ROAD**

**IN THE MIDDLE:-**

**EAST TO WEST ON THE NORTH : 62 ½ FEET**  
**EAST TO WEST ON THE SOUTH : 64 FEET**  
**SOUTH TO NORTH ON THE EAST : 40 FEET**  
**SOUTH TO NORTH ON THE WEST : 43 FEET**

**ADMEASURING 2625 SQUARE FEET (243.87 SQUARE METERS) OR 6 CENTS AND 11 SQUARE FEET OF HOUSE SITE AND COMMON RIGHT ON THE LAYOUT ROADS AND ALSO RIGHT TO TAKE WATER FROM THE WELL IN G.S.NO. 400.**

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 : 13.09.2022**  
**Place : COIMBATORE**

**Sd/-**  
**Authorized officer**  
**Indiabulls Housing Finance Limited**