

**“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 property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of **Indiabulls Housing Finance Limited (CIN: L65922DL2005PLC136029)** Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” and “without any recourse basis” on **30th November 2018**, for recovery of **Rs. 1,13,10,934/- (Rupees One Crore Thirteen Lakh Ten Thousand Nine Hundred Thirty Four Only)** against **Loan Account No. HHLCHE00293045** as on **05.11.2018** along with future interest @ **12.40 %** per annum w.e.f. **06.11.2018** due to the Secured Creditor from **MRS. J SANTHA ALIAS SHANTHA and MR. RAMESH ALIAS JAYARAMAN RAMESH**. The Reserve Price for the auction of the said Property is **Rs. 60,00,000/- (Rupees Sixty Lakh(s) Only)** and the Earnest Money Deposit will be **Rs. 6,00,000/- (Rupees Six Lakh(s) Only)** i.e., 10% (Ten Percent) of the Reserve Price and shall be deposited through DD/RTGS/NEFT to the credit of, **INDIABULLS HOUSING FINANCE LIMITED, AXIS BANK Account No, 915020015051137, MICR- 110211019, IFSC code UTIB0000131, Branch DLF, GURGAON[HR], GURGAON, 122009**, before submitting the tender online. The successful bidder shall pay a deposit of 25% of the amount of the Sale Price (less 10% amount paid with the Bid) at the time of acceptance of Bid i.e. on the same day or not later than next working day. Balance 75% of the Sale Price is required to be deposited within 15 days from the date of acceptance of the Bid.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

**PLOT NO.4 PART, VILLA NO. F (SEMI INDEPENDENT VILLA), IAF ROAD, SELAIYUR, TAMBARAM, CHENNAI – 600073, TAMIL NADU [more particularly described in SCHEDULE-A to D attached hereto]**

**SCHEDULE-A**

**[Description of the Secured Asset]**

**ITEM-I – THE PIECE OF THE VACANT LAND COMPRISES IN OLD SURVEY NUMBER - 241/3A PART, BLOCK NO.31, WARD NO.I, PATT A NO.1113, T.S. NO.13/1 PART, TAMBARAM FIELD REGISTER EXTRACT RPT-3484/2012 IN AND ADMEASURING TO AN EXTENT OF 24.67 CENTS (10756 SQ. FT.), AT NO 173, SELAIYUR VILLAGE, TAMBARAM TALUK, KANCHEEPURAM DISTRICT. BOUNDED ON THE:**

**NORTH BY – PRIVATE HOUSE –241/1C2A AND 241/1C2B**

**SOUTH BY – S.NO.252/S.NO.253**

**EAST BY – S.NO.241/3B**

**WEST BY – PANCHATCHARAM PROPERTY**

**ITEM-II – THE PIECE OF THE VACANT LAND COMPRISES IN OLD SURVEY NUMBER - 241/3A PART, BLOCK NO.31, WARD NO.I, PATT A NO.1113, T.S. NO.13/1 PART, TAMBARAM FIELD REGISTER EXTRACT RPT-3484/2012 IN AND ADMEASURING TO AN EXTENT OF 22.50 CENTS (9803 SQ. FT.), AT NO 173, SELAIYUR VILLAGE, TAMBARAM TALUK, KANCHEEPURAM DISTRICT. BOUNDED ON THE:**

**NORTH BY – PRIVATE HOUSE -241/1C1**

**SOUTH BY – S.NO.252/S.NO.253**

**EAST BY – RAVICHANDRAN PROPERTY**

**WEST BY – S.NO.242 AND PRIVATE HOUSE**

**ITEM-III – ALL THE PIECE AND PARCEL OF THE VACANT LAND TO AN EXTENT OF 2 CENTS IN SURVEY NUMBER 241/1C2A, BLOCK NO.31, WARD NO.I, T.S. NO.13/2, SELAIYUR VILLAGE, TAMBARAM TALUK, KANCHEEPURAM DISTRICT. BOUNDED ON THE:**

**NORTH BY – IAF ROAD**

**SOUTH BY – S.NO.24 I/3A (BAKTHAVACHALAM LAND)**

**EAST BY – PRIVATE PROPERTY S.NO.241/1C2B**

**WEST BY – PRIVATE HOUSE S.NO.241/1C1**

**SCHEDULE-“B”**

**SCHEDULE A WAS SUBDIVIDED AS RESIDENTIAL PLOT THROUGH THE SUB-DIVISION PLAN SD NO.55/14 AND PPI.NO.443/14, DATED.21.10.2014, THE PLOT NO.4, MEASURING AN EXTENT OF 1761 SQ. FT., (LEAVING AN EXTENT OF 217 SQ. FT., FOR THE PRIVATE PAT WAY AT THE WESTERN SIDE OF PLOT. THE REST OF THE LAND WHICH IS SAID TO BE THE AVAILABLE EXTENT OF LAND IN PLOT NO.4 IS 1544 SQ. FT., FROM WHICH THE UDS IS CONVEYED BY THIS DEED) COMPRISES IN OLD SURVEY NUMBER 241/3A PART & 1C2A, BLOCK NO.31, WARD NO.I, PATT A NO.1113, T.S. NO, 13/1 PART AT NO 173, SELAIYUR VILLAGE, TAMBARAM TALUK, KANCHEEPURAM DISTRICT AND BEING BOUNDED ON THE:**

**NORTH BY : P.NO.3**

**SOUTH BY : S.NO.252**

**EAST BY : S.NO.241/3B**

**WEST BY : 20' PRIVATE PASSAGE**

**SCHEDULE-“C”**

**ALL THAT PIECE AND PARCEL OF 756 SQ. FT. OF UNDIVIDED SHARE OF LAND IN THE LANDS MENTIONED IN SCHEDULE-B PROPERTY.**

**SCHEDULE-“D”**

**DUPLEX RESIDENTIAL HOUSE BUILDING BEARING VILLA NO.F, MEASURING ABOUT 1625 SQUARE FEET (INCLUSIVE OF COMMON AREA) TO BE CONSTRUCTED ON SCHEDULE B PROPERTY.**

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

**Date: 05.11.2018**

**Place: KANCHEEPURAM**

**Authorized officer**

**INDIABULLS HOUSING FINANCE LIMITED**