

“APPENDIX-IV-A

[See proviso to rule 8 (6)]

Sale Notice for sale of Immovable Property

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) 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 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**” and “**whatever there is**” basis on **28.02.2023** from 02.00 P.M. to 04.00 P.M., for recovery of **Rs. 1,22,51,071/- (Rupees One Crore Twenty Two Lakh Fifty One Thousand Seventy One only)** i.e. **Rs. 27,71,412/- (Rupees Twenty Seven Lakh Seventy One Thousand Four Hundred Twelve only)** pending towards **Loan Account No. HHECOC00206095**; and **Rs. 94,79,659/- (Rupees Ninety Four Lakh Seventy Nine Thousand Six Hundred Fifty Nine only)** pending towards **Loan Account No. HLAPCOC00149450**, by way of outstanding principal, arrears (including accrued late charges) and interest till **08.02.2023** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **09.02.2023** along with legal expenses and other charges due to the Secured Creditor from **Sree Sankara Community for Ayurveda Consciousness Limited (Through its Directors), Sankarankutty M, Meena Vijayachandra Das, Saraswathy Mohan, Balachandra Das M Chandrasekharan Nair @ Balachandra Das M, Mohanachandra Das M @ Mohanachandra Das M Chandrasekharan Nair, Parvathy Mohan, Vijaya Chandra Das, Latha Mohan, Sooraj Surendran Nair, Bhavani Balachandran, Mrs. Krishna Kumar (Wife as well as Legal Heir of Late Raja Chandra Das) and Dr. Sambhu (Son as well as Legal Heir of Late Raja Chandra Das).**

The Reserve Price of the Immovable Property will be **Rs. 64,00,000/- (Rupees Sixty Four Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 6,40,000/- (Rupees Six Lakh Forty Thousand only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of Land having an extent of 02.09 Ares made up of 01.26 Ares in Re. S. No. 16 and 0.83 Ares in Re. S. No. 9 in Block No.163 (Old S. No. 100/10A/2) together with all improvements therein situated in Changanassery Village, Changanassery Taluk, lying in the Jurisdiction of Sub Registration District of Changanassery and in the Registration District of Kottayam (Kerala) and is bounded on:-

North : Municipal Road
East : Property of Balachandradas
South : Property of Balachandradas
West : Property of Rajendradas

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. For bidding, log on to www.auctionfocus.in

Date : 08.02.2023
Place : KOTTAYAM

Sd/-
Authorized officer
Indiabulls Housing Finance Limited