

“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 **05.04.2021** 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. 84,50,921/- (Rupees Eighty Four Lakh Fifty Thousand Nine Hundred Twenty One only)** towards Loan Account No. HLAPCOC00178964 by way of outstanding principal, arrears (including accrued late charges) and interest till **26.02.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **27.02.2021** along with legal expenses and other charges due to the Secured Creditor from **TWENTY FOUR ASSURED SERVICES PVT. LTD. (THROUGH ITS DIRECTORS), MR. VINOD KURIAN DEVASIA and MRS. ANITHA P. EMMANUEL @ ANITHA PUNNACKAPADAVIL EMMANUEL.**

The Reserve Price of the immovable Property(ies) will be **Rs.75,75,000/- (Rupees Seventy Five Lakh Seventy Five Thousand only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 7,57,500/- (Rupees Seven Lakh Fifty Seven Thousand Five Hundred 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 LAND HAVING AN EXTENT OF 08.17 ARES IN RE. S. NO.202/1/9 IN BLOCK NO.18 IN OLD S. NO.113/8 TOGETHER WITH RIGHT OF WAY OVER 17 FEET WIDE ROAD ON THE EASTERN SIDE OF THE PROPERTY LEADING TO NORTH AND THEN TO WEST COMPRISED IN NATTAKAM VILLAGE, KOTTAYAM TALUK, LYING IN THE SUB REGISTRATION DISTRICT OF KOTTAYAM AND IN THE REGISTRATION DISTRICT OF KOTTAYAM AND IS BOUNDED ON:

EAST - 17 FEET WIDE ROAD
SOUTH - PROPERTIES SOLD TO C.O. BABU & OTHERS
WEST - THODU & PROPERTY OF RETNAMMA
NORTH - PROPERTY SOLD TO SOMAN

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 : 26.02.2021
Place : KOTTAYAM

Sd/-
Authorized officer
Indiabulls Housing Finance Limited