

**"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) 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(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 **31.05.2022** 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. 1,09,53,658/- (Rupees One Crore Nine Lakh Fifty Three Thousand Six Hundred Fifty Eight only)** pending towards **Loan Account No. H LAPMAR00211246**, by way of outstanding principal, arrears (including accrued late charges) and interest till **10.05.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **11.05.2022** along with legal expenses and other charges due to the Secured Creditor from **MR. RAMANATHAN SELVAM (PROPRIETOR CLASSIC MARBLE AND GRANITE), CLASSIC MARBLE (THROUGH ITS PARTNERS) and MRS. UMASELVARANI V.**

The Reserve Price of the immovable Property(ies) will be **Rs. 1,10,00,000/- (Rupees One Crore Ten Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 11,00,000/- (Rupees Eleven Lakh 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. 32180585427 with State Bank of India (IFSC: SBIN0099995), having its branch at CAG Branch, Mumbai (Maharashtra)**, 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)**

**PROPERTY NO – 1**

**ALL THAT PIECE AND PARCEL OF THE LAND MEASURING AN EXTENT OF 4464 SQUARE FEET (EASTERN PORTION OF 12 CENTS) COMPRISED IN OLD RE SURVEY NO.416-B/4D1A, NEW SUBDIVISION RE SURVEY NO.416B/6, WARD NO.66, THIRUPPARANKUNDRAM MAIN ROAD, MADURAI CORPORATION LIMIT, MADAKULAM VILLAGE, PALANGANATHAM, MADURAI SOUTH TALUK, SITUATED WITHIN THE SUB REGISTRATION DISTRICT OF MADURAI JOINT 4, REGISTRATION DISTRICT OF MADURAI SOUTH.**

**BOUNDED ON THE :**

**NORTH BY : T.P.K. MAIN RAOD**  
**SOUTH BY : RAILWAY LINE HOUSE OF MERCY TEACHER PROPERTY**  
**EAST BY : HOUSE SITE IN RE SURVEY NO.416/4D/1B**  
**WEST BY : HOUSE PROPERTY OF V.UMA SELVARANI**

**MEASURING**

**EAST – WEST ON THE NORTHERN SIDE – 42 FEET**  
**EAST – WEST ON THE SOUTHERN SIDE – 18+48+16 = 82 FEET**  
**SOUTH – NORTH ON EASTERN SIDE - 94 FEET**  
**SOUTH – NORTH ON WESTERN SIDE - 50 FEET**

**PROPERTY NO – 2**

**ALL THAT PIECE AND PARCEL OF THE LAND MEASURING AN EXTENT OF 767 SQUARE FEET (WESTERN PORTION OF 12 CENTS) COMPRISED IN OLD RE SURVEY NO.416-B/4D1A, WARD NO.66, PATTAN NO.959, THIRUPPARANKUNDRAM MAIN ROAD, MADURAI CORPORATION LIMIT, MADAKULAM VILLAGE, PALANGANATHAM, MADURAI SOUTH TALUK, SITUATED WITHIN THE SUB REGISTRATION DISTRICT OF MADURAI JOINT 4, REGISTRATION DISTRICT OF MADURAI SOUTH.**

**BOUNDED ON THE :**

**NORTH BY : T.P.K. MAIN RAOD**  
**SOUTH BY : RAILWAY LINE HOUSE OF MERCY TEACHER PROPERTY**  
**EAST BY : NITHYANANTHA MOORTHY HOUSE SITE**  
**WEST BY : P.MUTHUPANDI HOUSE SITE**

**MEASURING**

**EAST – WEST ON THE NORTHERN SIDE – 13 FEET**  
**EAST – WEST ON THE SOUTHERN SIDE – 12 FEET**  
**SOUTH – NORTH ON EASTERN SIDE - 65 ¼ FEET**  
**SOUTH – NORTH ON WESTERN SIDE - 57 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](http://www.indiabullshomeloans.com) and [www.auctionfocus.in](http://www.auctionfocus.in)

**Date : 10.05.2022**  
**Place : MADURAI (TAMIL NADU)**

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