

“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) read with Rule 9(1) and Proviso thereto 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 physical 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 **12.03.2021** 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. 1,24,97,281/- (Rupees One Crore Twenty Four Lakh Ninety Seven Thousand Two Hundred Eighty One only)** towards **Loan Account No. HLAPMAR00282874** by way of outstanding principal, arrears (including accrued late charges) and interest till **16.02.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **17.02.2021** along with legal expenses and other charges due to the Secured Creditor from **MR. M MAHESWARAN @ MANOHARAN MAHESWARAN @ MAHESWARAN M (PROPRIETOR OF M/S MAHESWARAN DAIRY) and MRS. M MEENAKSHI.**

The Reserve Price of the immovable Property(ies) will be **Rs.90,00,000/- (Rupees Ninety Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 9,00,000/- (Rupees Nine 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. 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 HOUSE BEARING DOOR NO.2/1, HAVING ASSESSMENT NO.628622, CONSTRUCTED UPON A LAND MEASURING AN EXTENT OF 2400 SQ.FT OUT OF A LAND MEASURING AN EXTENT OF 0.70.0 ARES, COMPRISED IN UDR SUB DIVISION R.S.NO.319/3A, CORRELATED WITH OLD R.S.NO.319/3, SITUATED AT WARD NO.60, PRASANNA COLONY MAIN, 41, AVANIYAPURAM VILLAGE, MADURAI SOUTH TALUK, MADURAI DISTRICT, WITHIN THE LIMITS OF MADURAI CORPORATION, WITHIN THE JURISDICTION OF THE MADURAI JOINT IV SUB REGISTRATION DISTRICT, MADURAI SOUTH REGISTRATION DISTRICT AND BOUNDED ON THE:

EAST : PRASANNA COLONY MAIN ROAD

WEST : 12 FT, WIDE COMMON PATHWAY

NORTH : HOUSE OF MUTHUKATHANADAR VAGAYARA

SOUTH : HOUSE & VACANT LAND BELONGING TO GANDHIMATHIAMMAL

MEASURING: EASTWEST ON THE NORTHERN SIDE: 60 FT; SOUTHERN SIDE : 60 FT ; SOUTHNORTH ON EASTERN SIDE : 40 ;WESTERN SIDE: 40 FT; TOTALLING AND EXTENT OF 2400 SQ.FT OF LAND AND BUILDING THEREON WITH ALL AMENITIES.

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 : 16.02.2021
Place : MADURAI**

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