

“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 **30.04.2022** 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. 75,89,841/- (Rupees Seventy Five Lakh Eighty Nine Thousand Eight Hundred Forty One only)** pending towards the **Loan Account No. H LAPMAR00334723**, by way of outstanding principal, arrears (including accrued late charges) and interest till **25.03.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **26.03.2022** along with legal expenses and other charges due to the Secured Creditor from **SRI VANI VIDHYALAYA MATRICULATION HR. SEC. SCHOOL, SRI VANI NURSERY & PRIMARY SCHOOL, SELVARAJ RAMASAMY, LATHADEVI MAGUNATHAN and S ARUN KATHIR @ ARUN KATHIR SELVARAJ.**

The Reserve Price of the immovable Property(ies) will be **Rs. 85,00,000/- (Rupees Eighty Five Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 8,50,000/- (Rupees Eight Lakh Fifty Thousand 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: SBIN0009995), 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)

HOUSE BEARING DOOR.NO.1, HAVING ASSESSMENT NO. 77743, CONSTRUCTED UPON LAND MEASURING AN EXTENT OF 3085 SQ. FT., BEING THE SOUTHERN PORTION OF LAND OUT OF 14 CENTS 54 SQ.FT., LOCATED ON THE EASTERN SIDE LAND 20 ½ CENTS, COMPRISED IN PRESENT SUBDIVISION R.S.NO.34/27A (9 ½ CENTS, BEING THE EASTERN PORTION OF LAND 68 CENTS, OUT OF 1 ACRE 2 CENTS, COMPRISED IN R. S. NO. 34/5 + 11 CENTS, BEING THE SOUTHERN PORTION OF LAND 33 ½ CENTS, LOCATED ON THE SOUTHEASTERN SIDE LAND 68 CENTS, BEING THE WESTERN SIDE LAND COMPRISED IN R.S.NO.34/5=20 ½ CENTS), SITUATED IN MADURAI CORPORATION, WARD NO.41, SUNDARAJAPURAM AA ROAD, MADAKULAM 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:-

NORTH BY : HOUSE OF LAKSHMIKANDHAN VAGAIYARA;

EAST BY : SUNDARAJAPURAM AA ROAD@ JEEVA NAGAR 1st STREET;

SOUTH BY : HOUSE OF RAJESWARIAMMAL;

WEST BY : REMAINING PORTION OF PROPERTY BELONGED TO T. MARIAPPAN AND M. SATHEESHKUMAR

MEASURING: EAST-WEST ON THE NORTHERN SIDE: 65 5/8 FEET, EAST-WEST ON THE SOUTHERN SIDE: 66 FEET, SOUTH-NORTH ON THE WESTERN SIDE: 47 FEET, SOUTH-NORTH ON THE EASTERN SIDE: 46 ½ FEET, TOTALLING AN EXTENT OF 3085 SQUARE FEET, EQUAL TO 7 CENTS 36 SQUARE FEET, 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 : 25.03.2022

Place : MADURAI

Sd/-

Authorized officer

Indiabulls Housing Finance Limited