

“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 **27.06.2022** 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. 84,52,036/- (Rupees Eighty Four Lakh Fifty Two Thousand Thirty Six only)** pending towards the **Loan Account No. HLPAMAR00339950**, by way of outstanding principal, arrears (including accrued late charges) and interest till **12.05.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 13.05.2022 along with legal expenses and other charges due to the Secured Creditor from **VALUE DEALZ (THROUGH ITS PARTNERS), S. SATHIYA VAGEESWARAN, RAVIKUMAR R @ RAVIKUMAR RAJU, SATHYA R and R. RAJAPANDI**.

The Reserve Price of the immovable Property(ies) will be **Rs. 1,00,00,000/- (Rupees One Crore only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 10,00,000/- (Rupees Ten 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: SBIN00099995), 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)

A HOUSE CONSTRUCTED UPON A LAND MEASURING AN EXTENT OF 1800 SQ. FT., BEARING PLOT NO. 2, COMPRISED IN R.S. NO. 2/4 OUT OF A LAND MEASURING AN EXTENT OF 3 ACRES 68 CENTS COMPRISED IN R.S. NO. 2/4, 5B, 6, 7, 8, 9A, 9B, 10, 12, 13A AND 13B BEARING PATTA NO. 343, 342, 351, 344, 342, 348, 345, 346, 347, 349 SITUATED IN R. V. NAGAR, ERKUDI VILLAGE, MADURAI SOUTH TALUK, MADURAI DISTRICT, WITHIN THE LIMITS OF ARASARADI SUB-REGISTRATION DISTRICT, MADURAI SOUTH REGISTRATION DISTRICT AND BOUNDED AS FOLLOWS:

EAST : 30 FT. WIDE SOUTH-NORTH COMMON ROAD

WEST : PROPERTY IN R. S. NO. 2/2 AND 2/3

NORTH : PLOT NO. 1

SOUTH : PLOT NO. 3

MEASURING : EASTWEST ON THE NORTHERN SIDE 50 FT., SOUTHERN SIDE 50 FT., SOUTHNORTH ON THE EASTERN SIDE 36 FT., SOUTHERN SIDE 36 FT. TOTALLING AN EXTENT OF 1500 SQ. FT., OF LAND AND BUILDING THEREON.

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 : 17.05.2022

Place : MADURAI

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