

“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 **16.08.2022** 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. 19,58,082/- (Rupees Nineteen Lakh Fifty Eight Thousand Eighty Two only)** pending towards the **Loan Account No. HHLANN00264001**, by way of outstanding principal, arrears (including accrued late charges) and interest till **05.07.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **06.07.2022** along with legal expenses and other charges due to the Secured Creditor from **PARTHIBAN R. @ RAJENDRAN PARTHIBAN @ R. PARTHIBAN and VANITHA P. @ VANITHA PARTHIBAN @ P. VANITHA.**

The Reserve Price of the immovable Property(ies) will be **Rs. 17,50,000/- (Rupees Seventeen Lakh Fifty Thousand only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 1,75,000/- (Rupees One Lakh Seventy Five 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 LIMITED, Account No. 00000040428645185 with State Bank of India (IFSC: SBIN0004079), having its branch at COM. BR. GURGAON(04079),** 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)

APARTMENT NO. H4-203, BEING A TYPE-1 BHK (REGULAR) AND HAVING CARPET AREA OF 32.11 SQUARE METER (EQUIVALENT TO 345.63 SQUARE FEET) CORRESPONDING TO BUILT-UP AREA OF 38.89 SQUARE METER (EQUIVALENT TO 418.61 SQUARE FEET) AND CORRESPONDING TO SUPER BUILT-UP AREA OF 50 SQUARE METER (EQUIVALENT TO 533 SQUARE FEET) OF SALEABLE AREA WHICH INCLUDES PROPORTIONATE SHARE IN COMMON AREAS ON THE SECOND FLOOR IN H4-WING/ BUILDING OF THE ‘H’-BLOCK BUILDING, IN “HAPPINEST-AVADI” OF MAHINDRA LIFESPACE DEVELOPERS LIMITED COMPRISED OF LANDS BEARING S.NO. 463, 465/1, 480/2, 481, 486, 487, 488, 489/1, 2, 2B1, 490/1A, 1B, 2, 491, 492/1, 493/2, 494/1A12, 550/12, T.S. NO. 72/2, 77/2, 3, 79, 87/3, 88/3, 89/5, 90/1, 2, 3, 91, 92/1, 6, 93/7, 98, 99, 100, 101/7, SITUATED AT 5TH CROSS STREET, VGN ROYAL ENCLAVE EXTENSION, OFF. POONAMALLE-AVADI HIGH ROAD, PARUTHIPATTU, CHENNAI-600071, WITHIN THE REGISTRATION DISTRICT OF SOUTH CHENNAI AND SUB-REGISTRATION DISTRICT OF AVADI, PARUTHIPATTU VILLAGE, POONAMALLEE TALUK, THIRUVALLUR-600071, TAMIL NADU.

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 : 08.07.2022
Place : THIRUVALLUR

Sd/-
Authorized officer
Indiabulls Housing Finance Limited