

**“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 **24.12.2021** 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. 84,31,396/- (Rupees Eighty Four Lakh Thirty One Thousand Three Hundred Ninety Six only)** pending towards **Loan Account No. HHLTVD00284654**, by way of outstanding principal, arrears (including accrued late charges) and interest till **16.11.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **17.11.2021** along with legal expenses and other charges due to the Secured Creditor from **JAGADEESH V N and LEKSHMY @ LAKSHMY RAGHUNATHAN NAIR.**

The Reserve Price of the immovable Property(ies) will be **Rs. 75,00,000/- (Rupees Seventy Five Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 7,50,000/- (Rupees Seven 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)**

**AN FLAT NO.7A, 7TH FLOOR (TC NO. 4/1887-25), ADMEASURING 1539 SQ. FEET INCLUSIVE OF SHARES IN COMMON SERVICE AREAS IN “SANSKRITI APARTMENTS” ALONGWITH PROPORTIONATE SHARE IN COMMON AREAS AND SEPARATE CAR PARKING SPACE MARKED NO. 14, AND ALONGWITH UNDIVIDED AND INDIVISIBLE RIGHT OF 36.42 SQ. MTS. OF LANDED AREA OUT OF THE TOTAL EXTENT OF LAND OF 25 CENTS COMPRISED IN SY. NO. 3634/A AND 3635/1 IN PANDIT COLONY ROAD, VILLAGE KOWDIAR, -SUB DISTRICT – PATTOM, DISTRICT AND TALUK THIRUVANANTHAPURAM – 695003, KERALA**

**THE LAND IS BOUNDED BY:**

**EAST : PWD ROAD**  
**NORTH : PROPERTY OF C.S. NAIR**  
**WEST : PROPERTY OF ANTONY**  
**SOUTH : PROPERTY OF SATHISH CHANDRASEKHAR.**

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: 15.11.2021**  
**Place: THIRUVANANTHAPURAM**

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