

“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 **31.12.2021** 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. 1,92,88,950/- (Rupees One Crore Ninety Two Lakh Eighty Eight Thousand Nine Hundred Fifty only)** pending towards **Loan Account No. HLAPTVD00192455**, by way of outstanding principal, arrears (including accrued late charges) and interest till **23.11.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **24.11.2021** along with legal expenses and other charges due to the Secured Creditor from **AKSHAY RAJEEV @ AKSHAY RAJEEVE, RAJEEV CR @ RAJEEVE CHELLIKATTIL RAGHAVAN, GEETHALEKSHMI M @ GEETHALEKSHMI M ANORAMA BHASKARAN and BLUE LEGACY RESORTS AND HOTELS P. LTD.**

The Reserve Price of the immovable Property(ies) will be **Rs. 2,10,00,000/- (Rupees Two Crore Ten Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 21,00,000/- (Rupees Twenty One 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: 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)

ALL THAT PIECE AND PARCEL OF LAND HAVING AN EXTENT OF 26.79 ARES MADE UP OF 13.35 ARES IN RE SY NO. 493/15-1 IN S.NOS. 89/1A, 90/2 AND AN EXTENT OF 9.44 ARES IN RE S. NO. 493/15 IN S. NO. 90/2 AND AN EXTENT OF 04 ARES IN RE. S. NO. 493/16 IN S. NO. 89/1A, SITUATED IN THIRUVALLOM VILLAGE, THIRUVANANTHURAM TALUK AND DISTRICT NEAR CORPORATION WELL G.V. RAJA-SAMUDRA ROAD VELLAR, KOVALAM THIRUVANANTHURAM-695527 KERALA AND IS BOUNDED AS UNDER:

NORTH : ROAD
EAST : PROPERTY OF RAJEEV
SOUTH : THADOM
WEST : PROPERTY OF UDAYA SAMUDRA

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: 23.11.2021
Place: THIRUVANANTHURAM

Sd/-
Authorized officer
Indiabulls Housing Finance Limited