

**"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 **28.01.2021** 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. 10,51,12,174/- (Rupees Ten Crore Fifty One Lakh Twelve Thousand One Hundred Seventy Four only)** i.e. **Rs. 4,18,25,727/- (Rupees Four Crore Eighteen Lakh Twenty Five Thousand Seven Hundred and Twenty Seven only)** towards **Loan Account No. HLAPTVD00192853** and **Rs. 6,32,86,447/- (Rupees Six Crore Thirty Two Lakh Eighty Six Thousand Four Hundred and Forty Seven only)** towards **Loan Account No. HLAPTVD00192861**, by way of outstanding principal, arrears (including accrued late charges) and interest till **14.12.2020** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **15.12.2020** along with legal expenses and other charges due to the Secured Creditor from **AIR TRAVEL ENTERPRISES INDIA LTD., NAJEEB ILLIAS MOHAMMED, NAJEEB ZAHEER ILLIAS, GREAT INDIA ESTATES PVT. LTD., RAJAN THOMAS VARGHESE, IQBAL ELIAS** and **THE GREAT INDIA TOUR COMPANY PVT. LTD.**

The Reserve Price of the immovable Property(ies) will be **Rs. 12,55,00,000/- (Rupees Twelve Crore Fifty Five Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 1,25,50,000/- (Rupees One Crore Twenty Five 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. 114505001412** with **ICICI Bank Ltd. (IFSC: ICIC0001145)**, having its branch at **B1 and B2, Vanijya Nikunj, Enkay Tower, Udyog Vihar, Phase V, Gurgaon – 122015 (Haryana)** 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)

PROPERTY NO.-1

14.98 ARES (07.49 ARES EASTERN SIDE AND 07.49 ARES IN WESTERN SIDE) COMPRISED IN SURVEY NO. 3224 (S. No.3224 & 3224/1 AS PER VILLAGE RECORDS) VILLAGE-KOWDIAR, OPPOSITE TO NIKUNJAM INDRAPRASTHAM AND BABY SHOP PATTOM KOWDIAR ROAD, KURAVANKONAM, PATTOM, THIRUVANANTHAPURAM-695003, KERALA AND BOUNDARIES OF 3224 (EASTERN SIDE) ARE :

EAST : PROPERTY OWNED BY CHANDRAN NAIR & OTHERS
WEST : PROPERTY SOLD TO GREAT INDIA ESTATE
NORTH : PROPERTY OWNED BY BABURAJ PRASEEDAM
SOUTH : SURVEY NO. 3323

AND BOUNDARIES OF S. NO. 3224 (WESTERN SIDE) ARE:

EAST : PROPERTY OF GREAT INDIA ESTATE
WEST : SURVEY NO. 3325
NORTH : PROPERTY OF BABURAJ PRASEEDAM
SOUTH : SURVEY NO. 3323

PROPERTY NO.-2

5 CENTS OF LANDED PROPERTY COMPRISED IN SURVEY NO. 3221/1 AND 5 CENTS OF LANDED PROPERTY COMPRISED IN SURVEY NO. 3221/2 VILLAGE-KOWDIAR, OPPOSITE TO NIKUNJAM INDRAPRASTHAM AND BABY SHOP PATTOM KOWDIAR ROAD, KURAVANKONAM, PATTOM, THIRUVANANTHAPURAM-695003, KERALA AND IS BOUNDED ON:

EAST : OTHERS PROPERTY
WEST : GREAT INDIA ESTATE PVT. LTD. PROPERTY
NORTH : MINI PRASEEDAMS PROPERTY
SOUTH : MOHAN KUMAR AND OTHERS PROPERTY

PROPERTY NO.-3

9.125 CENTS OF LANDED PROPERTY COMPRISED IN SURVEY NO. 3221/3 AND 9.125 CENTS OF LANDED PROPERTY COMPRISED IN SURVEY NO. 3221/4 VILLAGE-KOWDIAR, OPPOSITE TO NIKUNJAM INDRAPRASTHAM AND BABY SHOP PATTOM KOWDIAR ROAD, KURAVANKONAM, PATTOM, THIRUVANANTHAPURAM-695003, KERALA AND IS BOUNDED ON:

EAST : PROPERTY IN SY NO. 3220 AND 3219
WEST : GREAT INDIA ESTATE PVT. LTD. PROPERTY
NORTH : GREAT INDIA ESTATE PVT. LTD. PROPERTY
SOUTH : ROAD

PROPERTY NO.-4

6 CENTS OUT OF 8.75 CENTS ON THE EASTERN SIDE COMPRISED IN SURVEY NO. 3122/1-4-1-1 VILLAGE-KOWDIAR, OPPOSITE TO NIKUNJAM INDRAPRASTHAM AND BABY SHOP PATTOM KOWDIAR ROAD, KURAVANKONAM, PATTOM, THIRUVANANTHAPURAM-695003, KERALA AND IS BOUNDED ON:

EAST : MINI PRASEEDAMS PROPERTY
WEST : MY PROPERTY
NORTH : KURAVANKONAM-PATTOM ROAD
SOUTH : GREAT INDIA ESTATE PVT. LTD. PROPERTY

PROPERTY NO.-5

9.125 CENTS OF LANDED PROPERTY COMPRISED IN SURVEY NO. 3221/5 AND 9.125 CENTS OF LANDED PROPERTY COMPRISED IN SURVEY NO. 3221/6 VILLAGE-KOWDIAR, OPPOSITE TO NIKUNJAM INDRAPRASTHAM AND BABY SHOP PATTOM KOWDIAR ROAD, KURAVANKONAM, PATTOM, THIRUVANANTHAPURAM-695003, KERALA AND IS BOUNDED AS UNDER:

EAST : PROPERTIES IN S. NO.3220 & 3219
WEST : PROPERTIES OF GREAT INDIA ESTATES PVT. LTD
NORTH : PROPERTY OF GREAT INDIA ESTATES PVT. LTD
SOUTH : ROAD

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 : 22.12.2020
Place : THIRUVANANTHAPURAM

SD/
AUTHORIZED OFFICER
INDIABULLS HOUSING FINANCE LTD.