

“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 **24.03.2021** 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. 27,93,873/- (Rupees Twenty Seven Lakh Ninety Three Thousand Eight Hundred Seventy Three only)** towards **Loan Account No. HLAPTVD00442059** by way of outstanding principal, arrears (including accrued late charges) and interest till **12.02.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **13.02.2021** along with legal expenses and other charges due to the Secured Creditor from **ANOOP M. R. (PROPRIETOR OF ‘DIRECT LINE’) and RENJINI R.**

The Reserve Price of the immovable Property(ies) will be **Rs.30,00,000/- (Rupees Thirty Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 3,00,000/- (Rupees Three 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. 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)

SERIAL NO.	- 1 (ONE)
DISTRICT	- THIRUVANANTHAPURAM
SUB DISTRICT	- KARAKULAM
TALUK	- NEDUMANGAD
VILLAGE	- KARAKULAM
DESOM	- ENIKKARA
TENURE	- PANDARAPATTOM
PANCHAYAT	- KARAKULAM
RE-SY. BLOCK NO.	- 34
RE- SURVE NO	- 387 (THREE HUNDRED & EIGHTY SEVEN)
RE-SY.SUB.DIVN.NO.	- 20
OLD SURVEY.NO.	- 2258
OLD SY.SUB.DIVN.NO.	- 1, 2
AREA	- 01 ARE 33 SQ.MTRS.
TENURE /NATURE	- SETTLEMENT DEED/ GARDEN LAND
PATTA NO OF VENDOR	- 17748
PATTA NO OF PURCHASER	- NIL
THE 01 ARE 33 SQ. MTRS. OF PROPERTY TOGETHER WITH ABOVE MENTIONED RIGHT OF WAY AND THE PROPERTY SHOWN IN RED COLOUR WITH MEASUREMENTS IN THE APPENDED PLAN WHICH ITSELF IS A PORTION OF THE PROPERTY EXCLUDING THE PORTIONS ALIENATED FROM THE 37 ARES 80 SQ.MTRS. OF PROPERTY COMPRISED IN RE. SY. NO. 387-20 IN BLOCK NO. 34 WHICH WAS IN OLD SY.NOS. 2258/1 AND 2258/2 OF KARAKULAM VILLAGE HAVING OBTAINED IN 4TH SCHEDULE OF THE SETTLEMENT DEED NO. 1715/2000.	
THE SAID MORTGAGED PROPERTY IS BOUNDED AS UNDER:-	
EAST	- PRIVATE ROAD
NORTH	- PROPERTY OF SANDHYARANI
WEST	- PROPERTY OF SANDHYARANI
SOUTH	- PROPERTY OF SANDHYARANI

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 : 15.02.2021
Place : THIRUVANANTHAPURAM

Sd/-
Authorized officer
Indiabulls Housing Finance Limited