

**“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) and Rule 9(1) 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 **physical 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 **27.06.2022** 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. 2,97,92,607/- (Rupees Two Crore Ninety Seven Lakh Ninety Two Thousand Six Hundred Seven only)** i.e., **Rs. 1,84,77,491/- (Rupees One Crore Eighty Four Lakh Seventy Seven Thousand Four Hundred Ninety One only)** pending towards **Loan Account No. HLAPTVD00197341**; **Rs. 31,92,320/- (Rupees Thirty One Lakh Ninety Two Thousand Three Hundred Twenty only)** pending towards **Loan Account No. HLAPTVD00197377**; **Rs. 33,29,853/- (Rupees Thirty Three Lakh Twenty Nine Thousand Eight Hundred Fifty Three only)** pending towards **Loan Account No. HLAPTVD00197344**; and **Rs. 47,92,943/- (Rupees Forty Seven Lakh Ninety Two Thousand Nine Hundred Forty Three only)** pending towards **Loan Account No. HLAPTVD00269433**, by way of outstanding principal, arrears (including accrued late charges) and interest till **23.05.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **24.05.2022** along with legal expenses and other charges due to the Secured Creditor from **IMPEL MACHINES PVT. LTD. (THROUGH DIRECTORS), MR. SANJEEV CHARLES, MRS. SAJITHA DEVANAYAKOM and MR. DHEERAJ SANJEEV.**

The Reserve Price of the immovable Property(ies) will be **Rs. 54,00,000/- (Rupees Fifty Four Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 5,40,000/- (Rupees Five Lakh Forty 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. 7-D (DOOR NO. T.C. NO. 9/144(59) NOW BEARING NEW T.C. 23/1968 ADMEASURNG 1530 SQ. FEET OF BUILT UP AREA ON THE SEVENTH FLOOR IN THE BUILDING KNOWN AS 'KOWDIAR MANOR' ALONG WITH COVERED CAR PARKING AND 15.3/1067 UNDIVIDED SHARE IN LAND HAVING AN EXTENT OF 35.84 ARES MADE UP OF 04.89 ARES IN S. NO. 208/3-5 AS ITEM NO. 1, 04.33 ARES IN 206/3 AS ITEM NO. 2, 04.33 ARES IN 206/3 AS ITEM NO. 3, 01.75 ARES IN S.NO. 208/3 AS ITEM NO. 4, 04.98 ARES IN S.NO. 217/10 AS ITEM NO. 5, 04.33 ARES IN S.NO. 206/2 AS ITEM NO. 6, 04.33 ARES IN S.NO.206/2 AS ITEM NO. 7, 03.45 ARES IN S.NO. 217/10 AS ITEM NO. 8 AND 03.45 ARES IN S.NO. 217/10 AS ITEM NO. 9 IN SASTHAMANGALAM (ANCHAMADA) VILLAGE, THIRUVANATHAPURAM TALUK, IN THE SUB REGISTRATION DISTRICT OF SASTHAMANGALAM AND IN THE REGISTRATION DISTRICT OF THIRUVANANTHAPURAM.**

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 : 26.05.2022  
Place : TRIVANDRUM

Sd/-  
Authorized officer  
Indiabulls Housing Finance Limited