

Indiabulls

HOUSING FINANCE

THROUGH COURIER/E-MAIL/SPEED-POST/REGISTERED-POST

Ref. No.: 24970/HHLDUB00285274

November 10, 2023

To,

1. JOYAL VALAN ARASU ANTONY PITCHAI
ALIAS JOYAL VALAN A. PITCHAI
C/O. ABN AMRO BANK N.V
DUBAI INTERNATIONAL FINANCIAL CENTER BRANCH,
CURRENCY HOUSE, LEVEL 6, #601,
DUBAI-506507,
UNITED ARAB EMIRATES

ALSO AT:-

JOYAL VALAN ARASU ANTONY PITCHAI
ALIAS JOYAL VALAN A. PITCHAI
(BLDG.MED-45) FLAT NO. 313,
500/JEBEL ALI (E&W-SUB METER),
DISCOVERY GARDENS,
DUBAI-36493,
UNITED ARAB EMIRATES

ALSO AT:-

JOYAL VALAN ARASU ANTONY PITCHAI
ALIAS JOYAL VALAN A. PITCHAI
54, VIJAY GARDENS, SRINIVASA NAGAR
CHENNAI - 560050, TAMIL NADU

ALSO AT:-

JOYAL VALAN ARASU ANTONY PITCHAI
ALIAS JOYAL VALAN A. PITCHAI
NO. 28 E, 5TH STREET, BUDDHAR NAGAR,
NEW PERUNGALATHUR,
CHENNAI-600063, TAMIL NADU

EMAIL ID : valanjoyal@gmail.com

**SUB.: SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) AND PROVISIO
THERETO OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002
IN RELATION TO THE PROPERTY BEARING RESIDENTIAL APARTMENT
NO. 1703, 17TH FLOOR, BUILDING ALMORA, THE PROMONT,
HOSAKEREHALLI VILLAGE, UTTARAHALLI HOBLI, BENGALURU SOUTH
TALUK, BENGALURU-560050, KARNATAKA ("Mortgaged Property more
particularly described in Schedule 'A' attached herewith").**

Re.: Loan Account No. HHLDUB00285274

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Job Done

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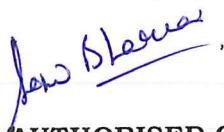
Dear Ma'am/ Sir,

The Authorised Officer of **Indiabulls Housing Finance Ltd.** ("**Secured Creditor**") hereby informs you that the proceedings under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 have already been initiated in relation to the Mortgaged Property (more particularly described in '**Schedule A**' attached herewith), the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor.

The Authorised Officer of the Secured Creditor hereby serves on you this Notice of Sale of **15** days after which the Mortgaged Property will be sold by way of Private Treaty strictly on "**as is where is**", "**as is what is**" and "**whatever there is**" basis, for recovery of **Rs. 2,50,64,194/- (Rupees Two Crore Fifty Lakh Sixty Four Thousand One Hundred Ninety Four only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **08.11.2023** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **09.11.2023** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs. 1,90,00,000/- (Rupees One Crore Ninety Lakh only)**.

In view of the aforesaid, the Authorised Officer of the Secured Creditor is issuing this Notice of Sale in conformity with Rule 8(6) read with Rule 9(1) and Proviso Thereto of the Security Interest (Enforcement) Rules, 2002.

Yours truly,



AUTHORISED OFFICER

INDIABULLS HOUSING FINANCE LTD.

SCHEDULE A

(Description of the Immovable Property)

THE RESIDENTIAL APARTMENT BEARING NUMBER 1703 MEASURING AREA OF 2378 SQUARE FEET IN BUILDING KNOWN AS ALMORA ON 17TH FLOOR IN THE RESIDENTIAL SCHEME KNOWN AS "THE PROMONT" TOGETHER WITH 2 CAR PARKING IN THE BASEMENT CONSTRUCTED UPON RESIDENTIALLY CONVERTED PROPERTY BEARING BBMP MUNICIPAL NUMBER 824/7/168, HOSAKEREHALLI, WARD NUMBER 160, RAJARAJESHWARI NAGAR, BENGALURU-560050, KARNATAKA, THAT IS RESIDENTIALLY CONVERTED LAND OR GROUNDS, HEREDITAMENTS AND PERMISES BEARING SURVEY NUMBER 168 (OLD SURVEY NUMBER 7 (BLOCK-1)), SITUATED AT HOSAKEREHALLI VILLAGE, UTTARAHALLI HOBLI, BENGALURU SOUTH TALUK ADMEASURING ABOUT 14 ACRES 9.5 GUNTAS EQUIVALENT TO 619641 SQUARE FEET AND BOUNDED AS FOLLOWS :-

ON OR TOWARDS THE EAST : PARTLY BY ROAD, PARTLY BY SURVEY NUMBER 157, SURVEY NUMBER 158,


ON OR TOWARDS THE WEST : ROAD,

ON OR TOWARDS THE NORTH : LAND BEARING SURVEY NUMBER 7,

ON OR TOWARDS THE SOUTH : AREHALLI VILLAGE BOUNDARY

ALONG WITH 835 SQUARE FEET OF UNDIVIDED SHARE, RIGHT, TITLE AND INTEREST IN THE ABOVE SAID PROPERTY.

Yours truly,



AUTHORISED OFFICER
INDIABULLS HOUSING FINANCE LTD.