

"APPENDIX- IV-A

[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

E-Auction sale notice for sale of immovable assets 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 mortgaged/ charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of **Indiabulls Housing Finance Ltd. [CIN: L65922DL2005PLC136029]**, the Secured Creditor, will be sold on **"as is where is", "as is what is", "whatever there is" and "without any recourse"** basis on **16.03.2020** from 02.00 P.M. to 04.00 P.M. (with automated extensions of 5 minutes each in terms of the Tender Document), for recovery of **Rs. 23,83,773/- (Rupees Twenty Three Lakh Eighty Three Thousand Seven Hundred Seventy Three Only)** against **Loan Account No. K003OOX (old Loan Account No. HHLCHE00210905)**, by way of outstanding principal, arrears (including accrued late charges) and interest till **14.02.2020** along with applicable future interest in terms of the loan agreement w.e.f. **15.02.2020**, due to the Secured Creditor from **KARTHIKEYAN K AND K SAVITHRI**.

The Loan Account No. HHLCHE00210905 along with its underlying security (which includes the Secured Asset) has been assigned to Indiabulls Asset Reconstruction Co. Ltd., acting in its capacity as Trustee for Indiabulls ARC-X Trust vide Assignment Deed dt. **30.09.2019**.

The Reserve Price for the auction of the Property is **Rs. 18,00,000/- (Rupees Eighteen Lakh Only)** and the Earnest Money Deposit is **Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand Only)** i.e. 10% of the Reserve Price, which shall be deposited through DD/ RTGS/ NEFT or through any other proper banking channels to the credit of **"INDIABULLS ARC - X TRUST", AXIS BANK Account No. 919020074959030, IFSC: UTIB0000131, DLF GURGAON (HR) Ground FLR, GL 005, 006, 007,008, Cross Point, Phase-IV, DLF Qutab Enclave Complex, GURUGRAM 122009** branch, before submitting the tender online. The successful bidder shall deposit 25% of the Sale Price (less 10% EMD amount paid with the Tender Document to participate in the E-auction) immediately i.e. either on the same day or not later than the next working day. The balance 75% of the Sale Price is required to be deposited within 15 days from the date of confirmation of sale of the immovable property.

SCHEDULE A

[DESCRIPTION OF THE PROPERTY]

FLAT NO.F-2, MEASURING BUILT UP AREA OF 559 SQUARE FEET THEREABOUTS IN THE FIRST FLOOR IN THE BUILDING KNOWN AS SAI THEJUS CONSTRUCTED AT LAND MEASURING AN EXTENT OF 1550.50 SQ. FT., BEARING PLOT NO.6, SUB DIVISION APPROVED BY THE COMMISSIONER OF ST. THOMAS MOUNT PANCHAYAT UNION VIDE APPROVAL P.P. NO. 380/10, OFFICE LETTER NO. 550/ 10, DATED 11.05.2010, THROUGH THE MEMBER SECRETARY, CMDA & THE COMMISSIONER OF THOMAS MOUNT PANCHAYAT UNION AND ALSO APPROVED BY THE PRESIDENT OF KOVILAMBAKKAMPANCHAYAT (FIRST GRADE) CHENNAI – 127 VIDE P.P.A. NO. 23/ 10-11, DATED 24.05.2010 COMPRISED IN OLD SURVEY NO.436/ 1, OLD PATT A NO. 2759, AS PER PATT A SURVEY NO.436/37A3, SITUATED AT OLD NO.17, S. KULATHUR (NEW NO.4, MADIPAKKAM PART-II) VILLAGE, "MAHALAKSHMI NAGAR", IN TAMBARAM TALUK, PRESENTLY SHOLINGANALLUR TALUK, KANCHEEPURAM DISTRICT, WITHIN THE REGISTRATION DISTRICT OF CHENNAI SOUTH AND SUB REGISTRATION DISTRICT OF PALLAVARAM, BOUNDED ON THE–

NORTH BY : 20 FEET ROAD & OTHER LAYOUT PLOT NO. 5
SOUTH BY : SURVEY NO.436/37
EAST BY : SURVEY NO.436/1B
WEST BY : PLOT NO.5

ALONGWITH AN UNDIVIDED SHARE OF 284.50 SQUARE FEET OUT OF THE TOTAL EXTENT OF 1550.50 SQUARE FEET TITLE AND INTEREST IN THE ABOVE MENTIONED LAND.

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. <https://eauction.npasource.com> and www.indiabullssarc.com.

Sd/-

Authorized officer

Date : 17.02.2020

Place : CHENNAI

INDIABULLS ASSET RECONSTRUCTION CO. LTD.

TRUSTEE OF INDIABULLS ARC-X TRUST