

APPENDIX IV-A
[See proviso to Rule 8(6)]
Sale Notice for sale of Immovable Property

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 properties mortgaged to the Secured Creditor, the physical possession of which has been taken on 26th April 2019 by the Authorised Officer of Indiabulls Asset Reconstruction Company Limited acting in its capacity as a Trustee of INDIABULLS ARC - II TRUST, the Secured Creditor, will be sold through public auction on "As and where is basis", "as is what is basis", whatever is there is basis" and "No recourse Basis" on 22nd July 2020, for recovery of **Rs.3,61,21,879.72 (Rupees Three Crore Sixty One Lakhs Twenty One Thousand Eight Hundred and Seventy Nine Paise Seventy Two only) as on 09.07.2017** together with further interest, cost & expenses etc; due to the Secured Creditor from **M/s V International Import and Export, Mr. Tichu Tomy, Mr. M.A. Jojo & Mrs. Diny Thomas.**

The Loan Account No. **650014043197**, along with the underlying security which, *inter alia*, includes the Secured Assets, has been assigned to **Indiabulls Asset Reconstruction Company Limited** acting in its capacity as the Trustee of INDIABULLS ARC - II TRUST *vide* Assignment Agreement dated **27.03.2018**.

The reserve price is mentioned below and the earnest money deposit shall be deposited through DD/ RTGS/ NEFT in favour of "**INDIABULLS ARC II TRUST**", **INDUSIND BANK** having Account No. **201002845808**, **IFSC: INDB0000001**, and Branch Address: **Branch Details: IndusInd Bank Limited, Opera House Branch, IndusInd House, 425 Dr D. B. Marg, Opera House, Mumbai - 400004.**, before submitting the tender document online. The successful bidder(s) shall pay a deposit of 25% of the Sale Price (less 10% amount paid along with the Bid) on the date of e-Auction or not later than the next working day. The balance amount of 75% of the Sale Price is required to be deposited within 15 days from the date of Sale Confirmation Letter or such extended period as may be allowed and communicated in writing by authorised officer.

Date & Time of E-auction	22/07/2020 11:00 AM to 12:00 PM
Last date of submission of bids	20/07/2020 upto 4:00 PM
Date of Inspection of property	14/07/2020 from 11:00 AM to 12:00 PM

DESCRIPTION OF THE IMMOVABLE PROPERTY/ SECURED ASSET	Reserve price	Earnest money Deposit
All those part and parcel of land having a total extent of 1.96 Ares comprised in Old Sy No. 47/3 of Elamkulam Village, Kannayannur Taluk together with a building bearing Cochin Corporation No. 44/2666 situated therein covered by Sale Deed No. 5209/2011 and Sale Deed No. 3620/2013 of Ernakulam Sub Registry Office, Ernakulam District and all	Rs.40,00,000/- (Rupees Forty Lakhs Only)	Rs. 4,00,000/- (Rupees Four Lakhs only)

other improvements, rights and interest appurtenant thereto. BOUNDARIES East : Properties of Thomas South : Pathway West : Properties of George North : Properties of Dr. John		
---	--	--

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.indiabullsarc.com or website of service provider i.e. <https://sarfaesi.auctiontiger.net>

DATE: 30.06.2020
PLACE: Ernakulam

Vikas Chandel
AUTHORIZED OFFICER
Indiabulls Asset Reconstruction Company Limited
(Acting in its capacity as Trustee of Indiabulls ARC - II Trust)