

Indiabulls

ASSET RECONSTRUCTION

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 31.01.2018 by the Authorised Officer of IndusInd Bank Limited. Further the IndusInd Bank Limited has assigned all its rights, title and interest of the entire outstanding debt of above loan account along with underlying securities in favour of M/s Indiabulls Asset Reconstruction Company Ltd acting as Trustee of INDIABULLS ARC – II TRUST vide Assignment Agreement dated 27.03.2018. entered between IndusInd Bank Ltd and Indiabulls Asset Reconstruction Company under SARFAESI Act 2002. Pursuant to the said Assignment agreement Indiabulls Asset Reconstruction Company Limited has stepped into the shoes of the IndusInd Bank Ltd and become entitled to recover the dues and enforce the securities. The Secured assets, 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 21st January 2022, for recovery of **Rs. 6,87,20,370.68 (Rupees Six Crore Eighty Seven Lakh Twenty Thousand Three Hundred Seventy and Paise Sixty Eight Only) as on 30.11.2021** 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 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	21/01/2022 11:00 AM to 12:00 PM
Last date of submission of bids	20/01/2022 upto 4:00 PM
Date of Inspection of property	14/01/2022 from 11:00 AM to 01:00 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 103.25 Ares made up of	Rs. 1,27,00,000/- (Rupees One Crore)	Rs. 12,70,000/- (Rupees Twelve Lakh)



Indiabulls Asset Reconstruction Company Limited

(CIN : U67110MH2006PLC305312)

Reg. Office : One International Centre, Tower-1, 4th Floor, Senapati Bapat Marg,
Elphinstone Road, Mumbai-400013. Tel : (022) 62589220 Fax : (022) 62589295
Corp. Office: Indiabulls House, 448 - 451, Udyog Vihar, Phase V, Gurugram - 122016
Tel : (0124) 6681212 Fax (0124) 6681111

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ASSET RECONSTRUCTION

74.11 Ares comprised in Sy No.63, 3.24 Ares comprised in Sy No.228 and 25.90 Ares comprised in Sy No.229/1 of Thrikkur Village, Mukundapuram Taluk, Nellore Sub District in Thrissur District covered by Settlement Deed No.25/1986 of Nellore Sub Registry Office and its Rectification Deed No. 5832/2004 of Nellore Sub Registry Office together with right of way, all improvements, all rights, title and interest thereon. BOUNDARIES East : Property of Meledath Paul South : Pathway West : property of Meledath Jaison North : Property of Meledath Michael	Twenty Seven Lakhs Only)	Seventy Thousand Only)
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For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.indiabull sarc.com or website of service provider i.e. <https://www.bankeauctions.com>

Date: 28.12.2021

Place: Thrissur


Authorised Officer
Indiabulls Asset Reconstruction Company Limited
(Acting as Trustee of Indiabulls ARC - II Trust)