

“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) 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 **constructive 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 **06.06.2022** 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. 23,44,800/- (Rupees Twenty Three Lakh Forty Four Thousand Eight Hundred only)** pending towards the **Loan Account No. HDHLRJM00487112** (Earlier **LAN 00002521 of DHFL**), by way of outstanding principal, arrears (including accrued late charges) and interest till **27.04.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **28.04.2022** along with legal expenses and other charges due to the Secured Creditor from **S MANEPALLI SUDHEER and MANEPALLI NAGESWARA RAO @ NAGESWARA RAO M.**

The Reserve Price of the immovable Property(ies) will be **Rs. 15,00,000/- (Rupees Fifteen Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 1,50,000/- (Rupees One Lakh Fifty 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 LTD., Account No. 32180585427 with State Bank of India (IFSC: SBIN0099995), having its branch at CAG Branch, Mumbai (Maharashtra)**, 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)

AN R.C.C. ROOFED BUILDING CONSTRUCTED IN 125-43 SQUARE YARDS OR 104.87 SQ.MTS IN TOTAL EXTENT OF 257.6 SQ.YDS TOWARDS WEST SIDE IN PLOT NO : 8 NEAR DOOR NO : 3-180, PROPERTY COVERED UNDER VEMAGIRI VILLAGE AND GRAM PANCHAYATH, R S NO : 22/2 PROPERTY SITUATED AT VEMAGIRI VILLAGE, RAJAHMUNDRY (R O), DISTRICT EAST GODAVARI – 533124, ANDHRA PRADESH WITH THE FOLLOWING BOUNDARIES :-

ITEM NO.1 :- 101.88 SQ. YDS

EAST : PROPERTY OF KOSANA SUDHARSANA RAO BUILDING 35FT.

WEST : PLOT NO.7 SITE AND ROAD 35FT.

NORTH : JOINT PATH WAY BELONGS TO MANEPALLI SUDHEER AND KOSANA SUDARSANARAO 26.2 FT.

SOUTH : PROPERTY OF VELUGUBANTI NARAYANAMMA 26.2 FT.

ITEM NO.2 :- 23.55 SQ. YDS

EAST : PROPERTY OF VELUGUBANTI ABBANNA NAIDU SITE 8FT

WEST : ROAD 8FT.

NORTH : OTHERS SITE 53 FT.

SOUTH : PROPERTY OF MANEPALLI SUDHEER BUILDING, KOSANA SUDARSANARAO BUILDING 53 FT.

AS PER THE REGISTERED SALE DEED NO: 7851/2018 EXECUTED BY DASARI GANGADHARA RAO IN FAVOUR OF MR. MANEPALLI SUDHEER.

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 and www.auctionfocus.in

Date : 27.04.2022

Place : GODAVARI

**Sd/-
Authorized officer
Indiabulls Housing Finance Limited**