

"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 **16.08.2022** 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. 3,76,60,765/- (Rupees Three Crore Seventy Six Lakh Sixty Thousand Seven Hundred Sixty Five only)** i.e. **Rs. 1,29,32,939/- (Rupees One Crore Twenty Nine Lakh Thirty Two Thousand Nine Hundred Thirty Nine only)** pending towards Loan Account No. **HHLGUN00261956**; **Rs. 95,06,499/- (Rupees Ninety Five Lakh Six Thousand Four Hundred Ninety Nine only)** pending towards Loan Account No. **HHEGUN00263615**; and **Rs. 1,52,21,327/- (Rupees One Crore Fifty Two Lakh Twenty One Thousand Three Hundred Twenty Seven only)** pending towards Loan Account No. **HHEGUN00407288**, by way of outstanding principal, arrears (including accrued late charges) and interest till **05.07.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **06.07.2022** along with legal expenses and other charges due to the Secured Creditor from **ANANDA BABU KANCHARLA @ KANCHARLA ANANDA BABU, KANCHARLA SUJATHA @ SUJATHA DR. KANCHARLA** and **ANJAYEYULU KUCHIPUDI**.

The Reserve Price of the immovable Property(ies) will be **Rs. 3,50,00,000/- (Rupees Three Crore Fifty Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 35,00,000/- (Rupees Thirty Five Lakh 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 LIMITED, Account No. 00000040428645185** with State Bank of India (IFSC: **SBIN0004079**), having its branch at **COM. BR. GURGAON(04079)**, 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)

AS PER REGD SALE DEEDS DT.05.07.2013 VIDE DOC.NO. 7755/2013

ITEM NO.1 :-

AN EXTENT OF 242 SQ. YARDS OR 202.33 SQ. MTRS OF SITE TOGETHER WITH RCC BUILDING THERIN BEARING DEMARCATION NO.4/1B, PATTA NO.1053, BLOCK NO.20,21, DOOR NO.25-16-85/11, ASSESSMENT NO.61269 SITUATE IN RAMACHNADRAPRA AGRAHARAM, G.T. ROAD, SRINIVASA RAO THOTA, MUNICIPAL CORPORATION AREA, GUNTUR, GUNTUR DISTRICT REGISTRY, GUNTUR DISTRICT BEING BOUNDED BY:-

EAST	: RUSHIVALLI APARTMENTS	- 87.3 FT.
SOUTH	: PROPERTY OF PUVVADARAMANARAO	- 36 FT.
WEST	: ROAD	- 3.9 FT.
AGAIN SOUTH	: ROAD	- 3.9 FT.
AGAIN WEST	: ROAD	- 18.3 FT.
NORTH	: PROPERTY OF VATTIGUNTA KANTHAMMA	- 10.5 FT.
AGAIN WEST	: PROPERTY OF VATTIGUNTA KANTHAMMA	- 34.7 FT.

AS PER REGD. SALE DEED DT.14.09.2015 VIDE DOC.NO.9715/2015

ITEM NO.2 :-

GUNTUR DISTRICT, GUNTUR SUB-DISTRICT, WITHIN THE GUNTUR MUNICIPAL CORPORATION AREA, GUNTUR CITY, RING ROAD, OPP.MEDICAL CLUB, MAIN ROAD, RAMACHANDRAPURA AGRAHARAM VILLAGE, IN D.NO.4/1B, IN AN EXTENT OF 54 1/2 SQ.YDS OF SITE IN THAT AN EXTENT OF 50 1/2 SQ.YDS OF SITE, I.E. THE OPINOIN SHEDULE PROPERTY IS BEING BOUNDED BY:-

EAST	: PROPERTY BELONGS TO KANCHARLA SUJATHA	- 31.03 FT.
SOUTH	: PROPERTY BELONGS TO KANCHARLA SUJATHA	- 14.6 FT.
WEST	: PROPERTY BELONGS TO KUCHIPUDI ANJANEYULU	- 31.03 FT.
NORTH	: G.T.ROAD	- 14.07 FT.

WITHIN THESE BOUNDARIES SITE TO AN EXTENT OF 50 ½ SQ.YDS OF SITE ALONG WITH RESIDENTIAL HOUSE.

AS PER REGD. SALE DEED DT.14.09.2015 VIDE DOC.NO.9714/2015

ITEM NO.3 :-

GUNTUR DISTRICT, GUNTUR SUB-DISTRICT, WITHIN THE GUNTUR MUNICIPAL CORPORATION AREA, GUNTUR CITY, J.T.ROAD, MEDICAL CLUB, BHAGATHSINGH NAGAR, MAIN ROAD, RAMACHANDRAPURA AGRAHARAM, IN D.NO.4/1B, IN AN EXTENT OF 33 1/2 SQ.YDS OF SITE, DOOR NO.25-16-85/12, ASSESSMENT NO.109236 I.E. THE OPINOIN SHEDULE PROPERTY IS BEING BOUNDED BY:

EAST	: PROPERTY BELONGS TO KANCHARLA SUJATHA	- 26.3 FT.
SOUTH	: PROPERTY BELONGS TO GOLLARAMBABU	- 11.6 FT.
WEST	: ROAD	- 26.3 FT.
NORTH	: G.T.ROAD	- 11.6 FT.

WITHIN THESE BOUNDARIES SITE TO AN EXTENT OF 33 ½ SQ.YDS OF SITE ALONG WITH HOUSE.

WITH THE ALL THE ABOVE THREE SCHEDULES THE TOTAL EXTENT OF PROPERTY IS 330 SQ.YDS SITE ALONG WITH HOUSE.

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 : 08.07.2022
Place : GUNTUR

Sd/-
Authorized officer
Indiabulls Housing Finance Limited