

“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 **04.08.2022** 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. 45,57,351/- (Rupees Forty Five Lakh Fifty Seven Thousand Three Hundred Fifty One only)** pending towards the **Loan Account No. HHLGUN00385085**, by way of outstanding principal, arrears (including accrued late charges) and interest till **27.06.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **28.06.2022** along with legal expenses and other charges due to the Secured Creditor from **BALA SHOWRY BABU VEMA @ BALA SHOWRY BABU V. (PROPRIETOR, AMARAVATHI MULTI PACKAGING INDUSTRIES) and SWATHI VEMA.**

The Reserve Price of the immovable Property(ies) will be **Rs. 40,00,000/- (Rupees Forty Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 4,00,000/- (Rupees Four 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)

FLAT BEARING NUMBER 503 LOCATED IN THE FOURTH FLOOR OF “GATEWAY RESIDENCY”, WITH A TOTAL AREA OF 1225 SQUARE FEET (INCLUDING COMMON AREAS AND ONE CAR PARKING AREA IN STILT FLOOR) SITUATED ON LAND IN GUNTUR DISTRICT, KORITEPADU REGISTRATION SUB DISTRICT, GUNTUR MUNICIPAL CORPORATION LIMITS OF KORITEPADU VILLAGE BEARING D . NUMBER 156/3B, OUT OF AC. 3-55 CENTS IN WHICH AN EXTENT OF 888.8 SQUARE YARDS IN WHICH AN EXTENT OF 42.74 SQUARE YARDS OF SITE GIFTED TO THE GUNTUR MUNICIPAL CORPORATION FOR ROAD WIDENING, AN EXTENT OF 846.06 SQUARE YARDS OF THE REMAINING SITE IN WHICH “GATEWAY RESIDENCY” IS CONSTRUCTED (NEAREST DOOR NUMBER 11-959/1,2), GUNTUR-522007, ANDHRA PRADESH ALONG WITH AN UNDIVIDED, UNSPECIFIED AND INDIVISIBLE SHARE OF SITE MEASURING 42.303 SQUARE YARDS OR 33.36 SQUARE METERS OUT OF TOTAL EXTENT OF 846.06 SQUARE YARDS OR 707.39 SQUARE METERS IN THE ABOVE MENTIONED LAND AND THE FLAT IS BOUNDED BY:

**EAST : OPEN TO SKY, COMMON STAIRCASE AND COMMON CORRIDOR,
SOUTH : OPEN TO SKY
WEST : OPEN TO SKY
NORTH : OPEN TO SKY**

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 : 27.06.2022
Place : GUNTUR**

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