

**“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 **29.04.2022** 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. 2,09,59,987/- (Rupees Two Crore Nine Lakh Fifty Nine Thousand Nine Hundred Eighty Seven only)** i.e. **Rs. 1,02,36,473/- (Rupees One Crore Two Lakh Thirty Six Thousand Four Hundred Seventy Three only)** pending towards **Loan Account No. HLAGUN00238897; Rs. 48,40,379/- (Rupees Forty Eight Lakh Forty Thousand Three Hundred Seventy Nine only)** pending towards **Loan Account No. HLAGUN00405992;** and **Rs. 58,83,135/- (Rupees Fifty Eight Lakh Eighty Three Thousand One Hundred Thirty Five only)** pending towards **Loan Account No. HLAGUN00275357**, by way of outstanding principal, arrears (including accrued late charges) and interest till **21.03.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **22.03.2022** along with legal expenses and other charges due to the Secured Creditor from **SIDDE VENKAYAMMA (PROPRIETOR, SRI LAKSHMI KALANIKETAN), SIDDE SRINIVASA REDDY and SIDDE AJAY REDDY with SIDDIE RAMAKRISHNA REDDY as GUARANTOR.**

The Reserve Price of the immovable Property(ies) will be **Rs. 1,26,00,000/- (Rupees One Crore Twenty Six Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 12,60,000/- (Rupees Twelve Lakh Sixty 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: SBIN0009995), 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)**

**ALL THAT THE RCC ROOFED BUILDING CONSTRUCTED IN AN EXTENT OF 152 SQ. YARDS OR 126.16 SQ. METERS AT PROPERTY BEARING DOOR NO. 3-30-55, GROUND AND FIRST FLOOR (MEASURING ON EAST-32 FVT; WEST-32 FT; NORTH-43FT; SOUTH-43FT.), BEARING D.NO.-6 (BRUNDAVAN GARDENS, 3RD LINE), TOWN SURVEY NO. 1727, WARD NO. 18, BLOCK NO. 12 MUNICIPAL ASSESSMENT NO. 3077, (OLD), NEW ASSESSMENT NO.-14105, SITUATED AT VILLAGE-NALLAPADU, GUNTUR - 522006, ANDHRA PRADESH. THE SAID PROPERTY IS BOUNDER BY**

**EAST : 40 FT. WIDE ROAD**

**WEST : PROPERTY BELONGS TO SUNDER RAO**

**NORTH : PROPERTY BELONGS TO P.SANDHYA**

**SOUTH : 20 FT. WIDE ROAD**

**NOTE : AS PER THE REG SALE DEED 4083/2004 TITLE HOLDER OF THE PROPERTY SRI SIDDE VENKAYAMMA W/O MR. SRI SIDDE SRINIVAS REDDY**

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](http://www.indiabullshomeloans.com) and [www.auctionfocus.in](http://www.auctionfocus.in)

Date : 22.03.2022

Place : GUNTUR

Sd/-

Authorized officer

Indiabulls Housing Finance Limited