

**“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) and Rule 9(1) 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 **24.03.2022** 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. 62,13,876/- (Rupees Sixty Two Lakh Thirteen Thousand Eight Hundred Seventy Six only)** pending towards the **Loan Account No. HLAGUN00299703**, by way of outstanding principal, arrears (including accrued late charges) and interest till **24.02.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **25.02.2022** along with legal expenses and other charges due to the Secured Creditor from **BANDERDDY RAMAKRISHNA @ BANDREDDY RAMAKRISHNA (PROPRIETOR, SRI AGASTHESWARA CABLE NET WORK)** and **BANDERDDY SUNEETHA @ BANDREDDY SUNEETHA**.

The Reserve Price of the immovable Property(ies) will be **Rs. 75,00,000/- (Rupees Seventy Five Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 7,50,000/- (Rupees Seven 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: 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)**

**A OLD R.C.C. ROOFED BUILDING CONSTRUCTED IN AN EXTENT OF 437.0 SQ. YDS CONSISTING WITH 2 ITEMS IN DIV.NO.856, DOOR NO.C-071/79, NEAR DOOR NO.10-113, ASST. NO.73 SITUATED IN ANKIREDDYPALEM VILLAGE AND GRAM PANCHAYAT AREA, CHALLAVARIPALEM HAMLET WITHIN THE LIMITS OF S.R.O.NALLAPADU OF GUNTUR DIST., BEING BOUNDED BY :-**

**SCHEDULE:**

**ITEM NO.1:-**

**340.0 SQ. YDS OR 284.28 SQ. MTS IN D.NO.856 BELONGS TO SRI BANDREDDI RAMA KRISHNA THROUGH A REGD. SALE DEED VIDE ITS DOC. NO. 8942/2015 DATED 29.10.2015.**

**EAST : PROPERTY OF OTHERS, P/O. BANDREDDI RAMA KRISHNA**  
**AGAIN EAST : PROPERTY OF DONTHA PEDA VENKATESWARLU**  
**SOUTH : PANCHAYAT BAZAR, P/O. SURAGANI SOMASEKHARA RAO**  
**WEST : LAND BELONGS TO CHALLA GANGIREDDY, WALL BELONGS TO KARPURAPU HANUMAIHAH**  
**NORTH : LAND BELONGS TO BANDREDDI RAMA KRISHNA, MARRI KANAKAIAH**  
**AGAIN NORTH : ROAD LEADS TO NALLAPADU**

**ITEM NO.2:-**

**97.0 SQ. YDS OR 81.10 SQ. MTS IN D.NO.856 BELONGS TO SRI BANDREDDI RAMA KRISHNA THROUGH A REGD. SALE DEED VIDE ITS DOC. NO. 6238/2010 DATED 23.08.2010. DOOR NO. 10-114**

**EAST : PROPERTY OF MARRI KOTESWARA RAO**  
**SOUTH : PROPERTY OF DONTHA LAKSHMI NARAYANA**  
**WEST : PROPERTY OF MARRI RAGHAVULU**  
**NORTH : ROAD LEADS TO GUNTUR TO NARASARAOPET**

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 : 25.02.2022  
Place : GUNTUR

Sd/-  
Authorized officer  
Indiabulls Housing Finance Limited