

“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 **07.02.2022** 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. 16,57,131/- (Rupees Sixteen Lakh Fifty Seven Thousand One Hundred Thirty One only)** pending towards the **Loan Account No. HLAGUN00299859**, by way of outstanding principal, arrears (including accrued late charges) and interest till **30.12.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **31.12.2021** along with legal expenses and other charges due to the Secured Creditor from **BANDREDDY RAMA KRISHNA @ BANDIREDDY RAMA KRISHNA (PROPRIETOR, SRI AGASTHESWARA CABLE NET WORK) and BANDREDDY SUNEETHA @ BANDIREDDY SUNEETHA.**

The Reserve Price of the immovable Property(ies) will be **Rs. 21,00,000/- (Rupees Twenty One Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 2,10,000/- (Rupees Two Lakh Ten 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)

AN UNDIVIDED SHARE OF AN EXTENT OF 48.03 SQ. YDS. OR 40.15 SQ. MTS. CONSTRUCTED IN AN TOTAL EXTENT OF 2011.55 SQ. YDS. OR 1681.86 SQ. MTRS. IN WHICH APARTMENTS CONSTRUCTED UNDER THE NAME AND STYLE OF " ROYAL RESIDENCY" IN WHICH FLAT NO. 201, ON THE 1ST FLOOR, WITH A PLINTH AREA OF 1380.00 SQ. FT. INCLUDING COMMON AREA ALONG WITH ALL OTHER JOINT EASEMENTRY RIGHTS AND FACILITIES WITH, WATER TAP CONNECTION, STAIRCASE, ETC., PROPERTY COVERED UNDER D. NOS. 432/A1, 432/A2 SITUATED IN NALLAPADU VILLAGE WITHIN THE LIMITS OF GUNTUR MUNICIPAL CORPORATION LIMITS AND WITHIN THE LIMITS OF S R O NALLAPADU OF GUNTUR DISTRICT., BEING BOUNDED BY:-

EAST : CORRIDOR, STAIRCASE AND OPEN SKY
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 : 31.12.2021
Place : GUNTUR

Sd/-
Authorized officer
Indiabulls Housing Finance Limited