

**“APPENDIX- IV-A**

**[See proviso to rule 8 (6)]**

**Sale Notice for sale of Immovable Property**

E-Auction Sale Notice for sale of Immovable Assets 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 mortgaged 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**” and “**whatever there is**” basis on **14.03.2023** from 02.00 P.M. to 04.00 P.M., for recovery of **Rs. 50,86,873/- (Rupees Fifty Lakh Eighty Six Thousand Eight Hundred Seventy Three only)** i.e. **Rs. 43,90,934/- (Rupees Forty Three Lakh Ninety Thousand Nine Hundred Thirty Four only)** pending towards **Loan Account No. HLAPGUN00421744**; and **Rs. 6,95,939/- (Rupees Six Lakh Ninety Five Thousand Nine Hundred Thirty Nine only)** pending towards **Loan Account No. HLAPVJW00500811**, by way of outstanding principal, arrears (including accrued late charges) and interest till **30.01.2023** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **31.01.2023** along with legal expenses and other charges due to the Secured Creditor from **Ravuri Siva Nagaraju and Ravuri Sujatha**.

The Reserve Price of the Immovable Property will be **Rs. 57,60,000/- (Rupees Fifty Seven Lakh Sixty Thousand only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 5,76,000/- (Rupees Five Lakh Seventy Six Thousand only)** i.e. equivalent to 10% of the Reserve Price.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

**All that piece or parcel of Land situated in Guntur District, Guntur Sub District, within the Guntur Municipal Corporation Limits in Guntur City, Ramachandrapura Agraharam, Patta No. 1053, Paimaishi No. 79, D. No. 23/7, AC. 22-30 Cents in AC. 1-50 Cents in AC. 0-50 Cents of Lay Out Plot No. 26 extent of 285 Sq. Yds., Plot No. 25 of Eastern Side an extent of 115 Sq. Yds., total extent of 400 Sq. Yds. or 334.44 Sq. Mtrs. of Site, Guntur- 522003, Andhra Pradesh and which is bounded by:-**

**East : Plot No. 27- 53-6 Ft.**  
**South : Plot No. 13 & Part of Plot No. 14 - 66-4 Ft.**  
**West : Plot No. 25 – 55-0 Ft.**  
**North : 30 Ft. Wide Road – 66-4 Ft.**

**Within these boundaries an extent of 400 Sq. Yds. or 334.44 Sq. Mtrs. of Vacant Site only.**

**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). For bidding, log on to [www.auctionfocus.in](http://www.auctionfocus.in)**

**Date : 06.02.2023**  
**Place : GUNTUR**

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