

**“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 physical 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 **31.03.2021** 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. 27,38,685/- [Rupees Twenty Seven Lakh Thirty Eight Thousand Six Hundred Eighty Five only]** towards **Loan Account No. HHLKUK00217771** by way of outstanding principal, arrears (including accrued late charges) and interest till **25.02.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **26.02.2021** along with legal expenses and other charges due to the Secured Creditor from **MR. RALLAPALLI SRIRAMA MURTHY and MRS. VELICHETIANURADHA DEVI.**

The Reserve Price of the immovable Property(ies) will be **Rs. 28,40,000/- (Rupees Twenty Eight Lakh Forty Thousand only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 2,84,000/- (Rupees Two Lakh Eighty Four 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. 114505001412 with ICICI Bank Ltd. (IFSC: ICIC0001145), having its branch at B1 and B2, Vanijya Nikunj, Enkay Tower, Udyog Vihar, Phase V, Gurgaon – 122015 (Haryana)** 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 PART AND PARCEL OF THE FLAT NO. G-4, IN GROUND FLOOR, WITH BUILT UP AREA OF 1500 SQ. FT. (INCLUDING COMMON AREA AND CAR PARKING) ALONG WITH AN UNDIVIDED SHARE OF LAND ADMEASURING 38 SQ. YARDS OR 31.76 SQ. MTS. (OUT OF 1034 SQ. YARDS) OF “ORANGE HOMES ADORN” ON PLOT NOS. 23 AND 24, IN SURVEY NO. 7,8,11,13/A, 34,59 AND 448/1, SITUATED AT BACHUPALLY VILLAGE AND GRAM PANCHAYAT QUTUBULLAPUR MANDAL, RANGA REDDY DISTRICT, WHICH IS BOUNDED AS UNDER :**

**BOUNDARIES FOR FLAT NO. G-4**

EAST BY : BY OPEN TO SKY  
WEST BY : BY CORRIDOR & STAIRCASE  
NORTH BY : BY LIFT & OPEN TO SKY  
SOUTH BY : BY OPEN TO SKY

**BOUNDARIES FOR “The Project”**

EAST BY : 40'-0" FT. WIDE ROAD  
WEST BY : NEIGHBOURHOOD LAND  
NORTH BY : PARK  
SOUTH BY : PLOT NO. 22

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 : 25.02.2021**  
**Place : HYDERABAD**

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