

“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 **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 **14.07.2022** 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. 7,68,61,403/- (Rupees Seven Crore Sixty Eight Lakh Sixty One Thousand Four Hundred Three only)** i.e. **Rs. 4,56,63,695/- (Rupees Four Crore Fifty Six Lakh Sixty Three Thousand Six Hundred Ninety Five only)** pending towards **Loan Account No. HHLHYM00436709** and **Rs. 3,11,97,708/- (Rupees Three Crore Eleven Lakh Ninety Seven Thousand Seven Hundred Eight only)** pending towards **Loan Account No. HLAPHYM00443167**, by way of outstanding principal, arrears (including accrued late charges) and interest till **21.06.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **22.06.2022** along with legal expenses and other charges due to the Secured Creditor from **SUDALAGUNTA AGRO MILLS LIMITED, S. JAYARAM CHOWDARY (DIRECTOR, SUDALAGUNTA AGRO MILLS LIMITED), PRAMEELA SUDALAGUNTA @ S. PRAMEELA (DIRECTOR, SUDALAGUNTA AGRO MILLS LIMITED), GUDDLURU RAMANAMMA @ G. VENKATA RAMANAMMA (THROUGH POA HOLDER S. JAYARAM CHOWDARY) and S. KRISHNA KALYAN KUMAR @ SUDALAGUNTA KRISHNA KALYAN KUMAR.**

The Reserve Price of the immovable Property(ies) will be **Rs. 7,50,00,000/- (Rupees Seven Crore Fifty Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 75,00,000/- (Rupees Seventy Five Lakh 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 LIMITED, Account No. 00000040428645185 with State Bank of India (IFSC: SBIN0004079), having its branch at COM. BR. GURGAON(04079)**, 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)

ITEM 1

CHITTOOR DISTRICT – SRI BALAJI REGISTRATION DISTRICT, TIRUPATI – TIRUPATI SUB – DISTRICT NO. 29, TIRUPATI VILLAGE ACCOUNTS – TIRUPATI TOWN – OLD SURVEY NO. 42, NEW SURVEY NO. 42/3 – TIRUPATI MUNICIPAL WARD NO. 19, BEARING D.NO. 19-3-20/C, OLD RENIGUNTA ROAD, KAKATHIYA NAGAR – VACANT HOUSE SITE MEASURING:-

EAST TO WEST : 123 FEET

NORTH TO SOUTH : 6 FEET COMPRISING AREA OF 738 SQUARE FEET OR 82 SQUARE YARDS WITH ALL EASEMENTS WITHIN THE FOLLOWING BOUNDARIES:-

EAST : ROAD

WEST : ROAD

NORTH : HOUSE OF SMT. S. PRAMEELA

SOUTH : ROAD

ITEM 2

CHITTOOR DISTRICT – SRI BALAJI REGISTRATION DISTRICT, TIRUPATI – TIRUPATI SUB – DISTRICT NO. 29, TIRUPATI VILLAGE ACCOUNTS – TIRUPATI TOWN, A PACCA R.C.C BUILDING CONSISTING OF GROUND FLOOR AND FIRST FLOOR BEARING MUNICIPAL DOOR NO. 19-3-20/C, OLD SURVEY NO. 42, NEW SURVEY NO. 42/3, MUNICIPAL PLAN APPROVED IN B.A. NO. 224/79/G1 DATED 08-10-1979, MUNICIPAL WARD NO. 19, BEARING DOOR NO. 19-3-20/C, OLD RENIGUNTA ROAD, KAKATHIYA NAGAR WITH ALL FITTINGS, FIXTURES, EASEMENTS AND ALL OTHER APPURTENANCES TO THE SAID BUILDING WITH THE FOLLOWING BOUNDARIES:-

EAST : ROAD

WEST : ROAD

NORTH : LAND OF SRI S. GOPAL REDDY & OTHERS

SOUTH : VACANT PLOT OF SMT. G. VENKATA RAMANAMMA

RCC GROUND FLOOR : 2660.13 SQUARE FEET

RCC FIRST FLOOR : 2180.13 SQUARE FEET

AND OUT HOUSE : 698.75 SQUARE FEET R.C.C. BUILDING

+ 135,135 SQUARE FEET R.C.C. BUILDING

TOTAL : 5673.88 SQUARE FEET R.C.C. BUILDING

WITHIN THE ABOVE SCHEDULES AN EXTENT OF 1093.8 + 82 = 1175.8 SQUARE YARDS CONSISTING OF G+1 DUPLEX BUILDING, BEARING DOOR NO. 19-3-20/C, WITH ALL USUFRICT, WATER, WAYS AND OTHER EASEMENTARY RIGHTS.

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 : 21.06.2022
Place : TIRUPATI

Sd/-
Authorized officer
Indiabulls Housing Finance Limited