

**“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 **25.07.2022** 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. 26,03,954/- (Rupees Twenty Six Lakh Three Thousand Nine Hundred Fifty Four only)** pending towards the **Loan Account No. HHLVJW00226454**, by way of outstanding principal, arrears (including accrued late charges) and interest till **14.06.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **15.06.2022** along with legal expenses and other charges due to the Secured Creditor from **RAMADEVI MACHERLA @ MACHERLA RAMADEVI and RAMESH BITRA @ BITRA RAMESH**.

The Reserve Price of the immovable Property(ies) will be **Rs. 24,00,000/- (Rupees Twenty Four Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 2,40,000/- (Rupees Two Lakh Forty 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 LIMITED, Account No. 0000004028645185 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)**

**AN UNDIVIDED AND UNSPECIFIED JOINT RIGHT SHARE OF AN EXTENT OF 40.0 SQ.YDS OR 33.44 SQ. MTS. CONSTRUCTED IN AN TOTAL EXTENT OF 515.33 SQ. YDS OR 430.87 SQ. MTS IN WHICH GROUP HOUSE CONSTRUCTED UNDER THE NAME AND STYLE OF “SRI VENU NILAYAM” IN WHICH FLAT NO. FF 1 IN 1ST FLOOR WITH A PLINTH AREA OF 800 SQ. FT, ALONG WITH 100 SQ. FT COMMON AREA, AND 100 SQ.FT FOR CAR PARKING AREA ALONG WITH ALL OTHER JOINT EASEMENTARY RIGHTS AND FACILITIES WITH, WATER TAP CONNECTION, STAIRCASE, ETC., IN R.S.NO.2/3, BLOCK NO :10 NEAR DOOR NO: 28-104, 28-103 AND 28-103/1 SITUATED IN YANAMALAKUDURU VILLAGE AND GRAMA PANCHAYATH WITHIN THE LIMITS OF S.R.O. PATAMATA OF KRISHNA DIST., BEING BOUNDED BY:-**

**SCHEDULE:- A SCHEDULE – ITEM NO:-1 (LAND BOUNDARIES)-195.0 SQ.YDS**

**EAST : PROPERTY OF GUDAVALLI KRISHNA KUMARI  
SOUTH : PROPERTY OF KARNATI SRINIVASA REDDY  
WEST : PATAMATA-YENAMALAKUDURU POLIMERU DONKA  
NORTH : 24.0FT WIDE PATHWAY**

**SCHEDULE:- A SCHEDULE – ITEM NO:-2 (LAND BOUNDARIES)-53.44 SQ.YDS**

**EAST : PROPERTY OF GUDAVALLI KRISHNA KUMARI  
SOUTH : PROPERTY OF KARNATI SRINIVASA REDDY  
WEST : PATAMATA-YENAMALAKUDURU POLIMERU DONKA  
NORTH : PROPERTY OF GUDAVALLI VIJAYA LAKSHMI**

**SCHEDULE:- A SCHEDULE – ITEM NO:-3 (LAND BOUNDARIES)-266.89 SQ.YDS**

**EAST : 18 FT WIDE PATHWAY  
SOUTH : PROPERTY OF EEDA VEERA KUMAR AND OTHERS  
WEST : PROPERTY OF GUDAVALLI VIJAYA LAKSHMI AND OTHERS  
NORTH : 24.0FT WIDE PATHWAY**

**AS SUCH ALL THE ABOVE 3 ITEMS OF AN EXTENT OF 515.33 SQ.YDS OR 430.87 SQ.MTS**

**B” SCHEDULE— FLAT NO FF 1 IN 1ST FLOOR BOUNDARIES**

**EAST : FLAT NO: FF-2IN 1ST FLOOR  
SOUTH : OPEN TO SKY  
WEST : OPEN TO SKY  
NORTH : COMMON CORRIDOR & OPEN TO SKY**

**THE ABOVE MENTIONED DESCRIPTION OF THE MORTGAGED PROPERTY SCHEDULE DESCRIBED AS PER THE REGISTERED SALE DEED NO: 3409/2015 EXECUTED BY GUDAVALLI VIJAYA LAKSHMI AND OTHERS IN FAVOUR OF RAMADEVI MACHERLA W/O BITRA RAMESH.**

**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 : 16.06.2022  
Place : VIJAYWADA**

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