

**"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 **27.09.2021** 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. 3,77,71,906/- [Rupees Three Crore Seventy Seven Lakh Seventy One Thousand Nine Hundred Six only]** pending towards **Loan Account No. HLPAPVJW00281451**, by way of outstanding principal, arrears (including accrued late charges) and interest till **19.08.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **20.08.2021** along with legal expenses and other charges due to the Secured Creditor from **MNM MARKETING PRIVATE LIMITED, ACCHPALIYA VARSHA DINESH @ VERSHA DINESH ACHHAPALIYA, ACHHPALIYA HARIKRISHAN @ HARI KISHAN ACHHPALIYA, ACHHPALIYA DINESH MANOHARLAL @ DINESH MANOHAR LAL ACHELIYA, ACHHPALIYA PRAKASH TAHILRAM @ PRAKASH TAHILRAM ACHHPALIYA and ACHHPALIYA RITIKA HARIKISHAN @ RITIKA ACHHPALIYA.**

The Reserve Price of the immovable Property(ies) will be **Rs. 2,75,00,000/- (Rupees Two Crore Seventy Five Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 27,50,000/- (Rupees Twenty Seven Lakh Fifty 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: SBIN00099955), 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)**

**PROPERTY NO. 1**

**FLAT NO. B-1 HAVING A PLINTH AREA OF 1874 SQ. FT ON 1ST FLOOR TOGETHER WITH 130 SQ.FT AREA FOR TWO WHEELER AND CAR PARKING SPACE IN THE COMMERCIAL COMPLEX CONSTRUCTED UNDER THE NAME AND STYLE OF "JAGIRDAR MALL", OLD DOOR NO: 40-1-139, PRESENT DOOR NO.: 40-1-139/2 & 3, N.T.S.NO.147, MUNICIPAL WARD NO: 28, REVENUE WARD NO.: 11, OLD ASS NO.: 26367C/2, NEW ASS NO: 225461 SITUATED IN MOHIDDIN ESTATE, M.G. ROAD, CHANDRAMOULI NAGAR, LABBIPET, WITHIN THE LIMITS OF VIJAYAWADA MUNICIPAL CORPORATION AND WITHIN THE LIMITS OF S.R.O. PATAMATA OF KRISHNA DIST., VIJAYAWADA – 520010, ANDHRA PRADESH ALONGWITH AN UNDIVIDED AND UNSPECIFIED SHARE OF AN EXTENT OF 160 SQ.YDS OR 133.94 SQ. MTS OF WHICH IS EQUIVALENT TO 2/10 SHARE OUT OF TOTAL EXTENT OF 801.0 SQ. YARDS OR 669.636 SQ. MTS. IN THE SAID COMPLEX ALONG WITH ALL OTHER JOINT EASEMENTARY RIGHTS AND FACILITIES WITH, WATER TAP CONNECTION, STAIRCASE, ETC.**

**FLAT NO. B-1 IS BOUNDED AS FOLLOWS:-**

**EAST : COMMON CORRIDOR, LIFT, STAIR CASE  
SOUTH : OPEN TO SKY  
WEST : OPEN TO SKY  
NORTH : OPEN TO SKY**

**PROPERTY NO.2**

**FLAT NO. B-2 HAVING A PLINTH AREA OF 1939 SQ. FT ON 2ND FLOOR TOGETHER WITH 130 SQ.FT AREA FOR TWO WHEELER AND CAR PARKING SPACE IN THE COMMERCIAL COMPLEX CONSTRUCTED UNDER THE NAME AND STYLE OF "JAGIRDAR MALL", OLD DOOR NO: 40-1-139, PRESENT DOOR NO.: 40-1-139/2 & 3, N.T.S.NO.147, MUNICIPAL WARD NO: 28, REVENUE WARD NO.: 11, OLD ASS NO.: 26367C/2, NEW ASS NO: 225461 SITUATED IN MOHIDDIN ESTATE, M.G. ROAD, CHANDRAMOULI NAGAR, LABBIPET, WITHIN THE LIMITS OF VIJAYAWADA MUNICIPAL CORPORATION AND WITHIN THE LIMITS OF S.R.O. PATAMATA OF KRISHNA DIST., VIJAYAWADA – 520010, ANDHRA PRADESH ALONGWITH AN UNDIVIDED AND UNSPECIFIED SHARE OF AN EXTENT OF 160 SQ.YDS OR 133.94 SQ. MTS OF WHICH IS EQUIVALENT TO 2/10 SHARE OUT OF TOTAL EXTENT OF 801.0 SQ. YARDS OR 669.636 SQ. MTS. IN THE SAID COMPLEX ALONG WITH ALL OTHER JOINT EASEMENTARY RIGHTS AND FACILITIES WITH, WATER TAP CONNECTION, STAIRCASE, ETC.**

**FLAT NO. B-2 IS BOUNDED AS FOLLOWS:-**

**EAST : COMMON CORRIDOR, LIFT, STAIR CASE  
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](http://www.indiabullshomeloans.com) and [www.auctionfocus.in](http://www.auctionfocus.in)

**Date : 19.08.2021  
Place : VIJAYAWADA**

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