

**“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 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 **30.10.2021** 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. 3,14,92,057/- (Rupees Three Crore Fourteen Lakh Ninety Two Thousand Fifty Seven only)** pending towards **Loan Account No. HHLVZA00454309**, by way of outstanding principal, arrears (including accrued late charges) and interest till **11.10.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **12.10.2021** along with legal expenses and other charges due to the Secured Creditor from **SRINIVASA REDDY BORA @ BORA SRINIVASA REDDY and SRIDEVI BORA @ BORA SRIDEVI**.

The Reserve Price of the immovable Property(ies) will be **Rs. 2,70,00,000/- (Rupees Two Crore Seventy Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 27,00,000/- (Rupees Twenty Seven 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 LTD., Account No. 32180585427 with State Bank of India (IFSC: SBIN0009995)**, 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)**

**ALL THAT SITE MEASURING AN EXTENT OF 280 SQ.YDS. OR 234.117 SQ.MTS. OF SITE TOGETHER WITH RCC SLABBED HOUSE WITH A PLINTH AREA OF 1591 SQ. FT. IN GROUND FLOOR, WITH A PLINTH AREA OF 1036 SQ. FT. IN FIRST FLOOR AND WITH A PLINTH AREA OF 518 SQ. FT. IN SECOND FLOOR (TOTAL 3145 SQ. FT.) BEARING DOOR NO. 50-18-11, HOUSE TAX ASSESSMENT NO. 1086097899, WATER TAX ASSESSMENT NO. 44419, WITH ELECTRICITY SERVICE CONNECTION NOS. (1) 231850, (2) 231851 AND (3) 212216 BEARING PLOT NO. L.I.G: G-24 SITUATED IN THE SANCTIONED PLAN OF T.P.T. HOUSING COLONY, SEETHAMMADHARA LAYOUT, WARD NO. 11, COVERED BY SURVEY NO.6 OF RESAPUVANIPALEM VILLAGE, WITHIN THE CITY LIMITS OF GREATER VISAKHAPATNAM MUNICIPAL CORPORATION AND VISAKHAPATNAM REGISTRATION SUB DISTRICT, VISAKHAPATNAM- 530013, ANDHRA PRADESH.**

**THE SAID PROPERTY IS BOUNDED BY:**

**EAST :** PLOT NO. LIG G-23, DOOR NO. 50-18-10 OF SRI. BORA SRINIVASA REDDY  
**SOUTH :** PLOT NO. LIG J-65, DOOR NO. 50-28-6 OF SRIP. SARAT BABU  
**WEST :** PLOT NO. LIG G-25, DOOR NO. 50-18-12 OF SRI AA NARASIMHARAJU & AVIJAYA LAKSHMI  
**NORTH :** 40' 00" ROAD

**MEASUREMENTS:-**

**EAST WING :** 56.64 FEET OR 17.26 MTRS.  
**WEST WING :** 56.64 FEET OR 17.26 MTRS.  
**NORTH WING :** 44.50 FEET OR 13.56 MTRS.  
**SOUTH WING :** 44.50 FEET OR 13.56 MTRS.

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 : 11.10.2021**  
**Place : VISAKHAPATNAM**

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