

“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. 3,06,22,722/- (Rupees Three Crore Six Lakh Twenty Two Thousand Seven Hundred Twenty Two only)** i.e. **Rs. 69,10,886/- (Rupees Sixty Nine Lakh Ten Thousand Eight Hundred Eighty Six only)** pending towards **Loan Account No. HHLVZA00451596** and **Rs. 2,37,11,836/- (Rupees Two Crore Thirty Seven Lakh Eleven Thousand Eight Hundred Thirty Six only)** pending towards **Loan Account No. HLPVZA00453956**, 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 290 SQ.YDS. OR 242.48 SQ.MTS. OF SITE TOGETHER WITH RCC SLABBED HOUSE WITH A PLINTH AREA OF 1453 SQ. FT. BEARING DOOR NO. 50-18-10, MUNICIPAL HOUSE ASST. NO. 44515, MUNICIPAL WATER ASST. NO. 44418, WITH ELECTRICITY SERVICE CONNECTION NO. 112413 A020-010361 AND 112413 A020-171168 BEARING PLOT NO. L.I.G.- 23 SITUATED IN THE SANCTIONED PLAN OF T.P.T. HOUSING COLONY, SEETHAMMADHARA LAYOUT, COVERED BY SURVEY NO.6 OF RESAPUVANIPALEM VILLAGE, WITHIN THE LIMITS OF GREATER VISAKHAPATNAM MUNICIPAL CORPORATION AND VISAKHAPATNAM REGISTRATION SUB DISTRICT, VISAKHAPATNAM- 530013, ANDHRA PRADESH.

THE SAID PROPERTY IS BOUNDED BY:

EAST : L.I.G. HOUSE NO. G-22 OF KEERTI PRIYA ENCLAVE, D.NO.50-18-9
SOUTH : L.I.G. HOUSE NO. J-64 OF B. KURMI NAIDU, D.NO.50-28-7
WEST : L.I.G. HOUSE NO. G-24 OF A.PANDURANGARAJU, D.NO.50-18-11
NORTH : 40 FEET ROAD.

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 : 11.10.2021

Place : VISAKHAPATNAM

Sd/-
Authorized officer
Indiabulls Housing Finance Limited