

“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 Asset Reconstruction Co. Ltd. [CIN: U67110MH2006PLC305312]** (“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 **09.05.2022** 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. 9.89,03,096/- (Rupees Nine Crore Eighty Nine Lakh Three Thousand Ninety Six only)** pending towards Loan Account No. **S007OXXI-02** [earlier being **Loan Account No. HLLAHYM00408593**], by way of outstanding principal, arrears (including accrued late charges) and interest till **25.03.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **26.03.2022** along with legal expenses and other charges due to the Secured Creditor from **SUPERWHIZZ PROFESSIONALS PRIVATE LIMITED, MAMIDI AVNVA GUPTA @ MAMIDI ADI VENKATA NAGA VEERANJANEYA GUPTA and MAMIDI LAKSHMI VENKATA NAGA DAMAYANTHI**.

The old Loan Accounts along with its underlying security(ies), including the immovable property(ies), had been assigned to and in favour of the Secured Creditor, acting in its capacity as Trustee for **Indiabulls ARC-XXI Trust**, vide Assignment Agreement dated **31.12.2021**.

The Reserve Price for the mortgaged Property(ies) will be **Rs. 11,00,00,000/- (Rupees Eleven Crore only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 1,10,00,000/- (Rupees One Crore Ten 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 ASSET RECONSTRUCTION CO. LTD., Account No. 919030068516648 with Axis Bank Ltd. (IFSC: UTIB0000131)**, having its branch at **DLF GURGAON (HR) GURGAON-122009**, 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 NO.1 COVERED UNDER REGD. SALE DEED NUMBER :2869/2005

AN EXTENT OF 517 SQUARE YARDS OR 432.27 SQUARE METERS OF RESIDENTIAL SITE WITH ALL RIGHTS OF EASEMENT SITUATE IN R.S. NUMBER 198/3 OF PATAMATA, BEARING PLOT NUMBER 14 IN LP NUMBER 50/81 SITUATE AT PATAMATA, VIJAYAWADA MUNICIPAL CORPORATION, PATAMATA SUB REGISTRY, VIJAYAWADA DISTRICT REGISTRAR, KRISHNA DISTRICT, VIJAYAWADA-520010, ANDHARA PRADESH AND BEING BOUNDED BY:-

EAST : 40 FT. WIDTH OF MUNICIPAL ROAD

SOUTH : PROPERTY OF MAMIDI AADI VENKATA NAGA VEERANJANEYA GUPTA

WEST : BOUNDARY OF KONERU RAMARAO AND OTHERS HOUSES

NORTH : BOUNDARY OF SAJJA SRILAKSHMI AND LANKE LAKSHMAMMA BUILDINGS

ITEM NO.2 COVERED UNDER REGD. SALE DEED NUMBER : 2754/2005

AN EXTENT OF 517 SQUARE YARDS OR 432.26 SQUARE METERS OF RESIDENTIAL SITE WITH ALL RIGHTS OF EASEMENT SITUATE IN R.S. NUMBER 198/3 OF PATAMATA, PLOT NUMBER 15 SITUATE AT PATAMATA, VIJAYAWADA MUNICIPAL CORPORATION, PATAMATA SUB REGISTRY, VIJAYAWADA DISTRICT REGISTRAR, KRISHNA DISTRICT, VIJAYAWADA-520010, ANDHARA PRADESH AND BEING BOUNDED BY:-

EAST : 40 FT. WIDTH OF MUNICIPAL ROAD

SOUTH : PROPERTIES OF CHITTIBABU AND UDDAGIRI NAKSHATRAMMA

WEST : A.P.S.R.T.C. COLONY

NORTH : PROPERTY OF A. VENKATRAO

(ITEM NO. 1 AND ITEM NO. 2 ARE THE CONTAGIOUS BITS. IN WHICH THE PRESENT TITLE HOLDER OF CONSTRUCTED RCC ROOFED GROUND AND 1ST AND 2ND AND 3RD RESIDENTIAL BUILDING)

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. www.indiabullsarc.com and www.auctionfocus.in

Date : 29.03.2022
Place : VIJAYAWADA

s/d
AUTHORISED OFFICER
INDIABULLS ASSET RECONSTRUCTION CO. LTD.
TRUSTEE OF INDIABULLS ARC-XXI TRUST