

Corporate Office: IKF Home Finance Limited
(Formerly known as IKF HOME FINANCE LTD)
Corporate Office: IKF Home Finance Limited (Formerly known as IKF Housing Finance
Pvt. Limited) # My Home Twitza, 11th Floor, M Hotel, HITEC City Main Road, B/S
Transco Substation, Raidurg, Hyderabad, Telangana - 500081.
Website: www.ikfhomefinance.com

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
APPENDIX-IV-A [See provision to rule 8(6)]

1	Name and address of the Borrower/Guarantors	<p>Mr. ALAGURAJA.P ,S/o. PERUMAI, 25/32, 5th Street, Karattangadu, Dharaparam, Near Mahallamman Kovil, Tirupur- 641604.</p> <p>And also 101, Karattankadu , 4th Veethi, Dharaapuram Road, Tirupur, Tamil Naidu-641604.</p> <p>2.Mrs. A. SUNDHARI,W/o. ALAGURAJA .P, 25/32, 5th Street, Karattangadu, Dharaparam, Near Mahallamman Kovil, Tirupur- 641604.</p> <p>And also 101, Karattankadu , 4th Veethi, Dharaapuram Road, Tirupur, Tamil Naidu-641604.</p>								
2	Name and address of Branch, the Secured Creditor	<p>IKF HOME FINANCE LTD Corporate Office: IKF HOME FINANCE LTD Corporate Office: IKF Home Finance Limited (Formerly known as IKF Housing Finance Pvt. Limited) # My Home Twitza, 11th Floor, M Hotel, HITEC City Main Road, B/S Transco Substation, Raidurg, Hyderabad, Telangana - 500081.</p> <p>Email ID of the Bank: Recovery@ikfhomefinance.com.</p>								
3	Description of the immovable secured asset to be sold.	<p style="text-align: center;"><u>SCHEDULE-A</u> <u>DESCRIPTION OF THE IMMOVABLE PROPERTIES</u></p> <p>Tiruppur Registration District, Thottipalayam Sub Registration District, Tiruppur Taluk, Nachipalayam Village, S.F.No. 159/1E in this an extent of 0.40 acres, S.F. No. 159/1G in this an extent of 0.49 acres thus the two having an total extent of 0.89 acres (38804 Sq. ft) in this one Part of 25079 Sq. Ft, S. F. No: 159/1D, in this an extent of (0.36 acres) 15696 Sq.ft, thus the total extent of 40775 Sq. Ft of landed property which has been converted in to layout of house sites under the name and style of "Thirukumaran Nagar" in which the boundaries and measurements for the Site.No. 136.</p> <p>North of: 25 ft wide east West Layout Road South of: Site.No. 163 East of: Site.No: 137 West of: Site.No: 135</p> <p>Within this:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">East West on the Northern Side:</td> <td style="text-align: right;">20 Ft</td> </tr> <tr> <td>East West on the Southern Side:</td> <td style="text-align: right;">20 Ft</td> </tr> <tr> <td>North South on the Eastern Side:</td> <td style="text-align: right;">50 Ft</td> </tr> <tr> <td>North South on the Western Side:</td> <td style="text-align: right;">50 Ft</td> </tr> </table> <p>Admeasuring an extent of 1000 Sq. Ft or (92.90 Sq. Mtr) of House Site along with rights over the layout roads for ingress and egress to use the roads and</p>	East West on the Northern Side:	20 Ft	East West on the Southern Side:	20 Ft	North South on the Eastern Side:	50 Ft	North South on the Western Side:	50 Ft
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North South on the Eastern Side:	50 Ft									
North South on the Western Side:	50 Ft									

		all other appurtenances attached thereto. The Property is subjected to Nachipalayam village, Panchayat Limits. Reserve Price: Rs.4,50,000/- (Rupees Four Lakhs Fifty Thousand Only)
4	Details of the encumbrance to these secured credit or.	However, Bidders are advised to ascertain electricity dues, property tax and other statutory dues if any independently.
5.	Particulars of the SARFAESI Act Proceedings	Loan Account Nos. LNTUP00623-240007493/ LNTUP00723-240008205 Demand Notice: 12.02.2024 Amount due as on 08.02.2024, Rs. 11,20,196/- +Rs. 11,20,196 = Rs. 16,40,734/- with interest+ Expenses etc.,
6	The secured debt for recovery of which the property is to be sold	Amount Due on Rs. 11,20,196/- +Rs. 11,20,196 = Rs. 16,40,734/- with interest +Expenses etc.,
7	Deposit of earnest money	EMD: Rs.45,000/- being 10% of Reserve price to be remitted RTGS/ NEFT to the Bank account or by Demand Draft drawn in favor of 'IKF Home Finance Limited' from any branch of any Nationalized Bank or Scheduled Bank
8	Reserve price of these secured assets:	Rs. 4,50,000/-
9	Bank account in which EMD to be remitted.	A/c No.: 11520200014177, IFSC: FDRL0001152, Bank Name: The Federal Bank Limited, Branch: Vijayawada - 520 002 .
10	Last Date and Time within which EMD to be remitted:	04.11.2024 up to 04:00 PM
11	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15 th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the secured Creditor and the action purchaser not exceeding three months from the date of auction.
12	Time and place of E-auction	Date 05.11.2024, Time- 01.00 AM to 2.00 PM With unlimited extension of office minutes for each bid, if the bid continues, till the sale is concluded
13	The e-Auction will be conducted through the Bank's approved service provider.	M/s C1 India Pvt Ltd, Gurgaon, Haryana-122015 at the webportal: www.bankeauctions.com E-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above.
14	<i>i.</i> Bid incremental amount: <i>ii.</i> Auto extension: <i>iii.</i> Bid currency & unit of measurement	<i>i.</i> Rs. 5,000/- <i>ii.</i> With auto time extension of 5 minutes for each increment bid. <i>iii.</i> Indian Rupees.

15	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and the misspecification. Contact person with mobile number	<p>On Any working day on or before Date 03.11.2024 before 5:00 pm with prior appointment</p> <p>Authorised Officer</p> <p>Mr. SL Sreenivas Mob No. 8019823222 Mr. Govindraj Mob.No: 9894078466</p>
16	Terms&Conditions	<p>a. Valid email ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by M/s C1 India Pvt Ltd may be conveyed through mail.</p> <p>b. The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of (i)Proof of Identification (KYC) Viz ID card/Driving License/Passport etc.,(ii)Current Address–proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact Number (vi) Scanned copies of the original documents can also be submitted to e-mail ID Recovery@ikfhomefinance.com and Address to submit IKF HOME FINANCE LTD Corporate Office: IKF Home Finance Limited (Formerly known as IKF Housing Finance Pvt. Limited) # My Home Twitza,11th Floor, M Hotel, HITEC City Main Road, B/S Transco Substation, Raidurg, Hyderabad, Telangana - 500081.</p> <p>c. Names of Eligible Bidders will be identified by the IKF Home Finance Ltd to participate in online e-auction on the portal https://www.bankeauctions.com of M/s. C1India Pvt. Ltd., who will provide User ID and Password after due verification of PAN of the eligible bidders.</p> <p>d. On completion of e-auction the Authorised Officer will communicate the successful bidder about the acceptance of the highest bid submitted by him.</p> <p>e. During e-Auction, if no bid is received within the specified time, Authorised Officer at his discretion may decide to revise opening price/scrap the e-Auction process/proceed with convention a la mode of tendering.</p>
		<p>f. The Bank/Authorised Officer/service provider fore-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.</p> <p>g. The bidders are required to submit acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.</p> <p>h. The bid once submitted by the bidder, cannot be cancelled/ withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.</p> <p>i. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>j. The Authorised Officer shall be at liberty to cancel the e-Auction</p>

		<p>process/ tender at any time, before declaring the successful bidder, without assigning any reason.</p> <p>k. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>l. The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be pertained.</p> <p>m. The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).</p> <p>n. The Authorised Officer is not bound to accept the highest to offer and the Authorised Officer has absolute right to accept or reject any or all offer(s) or adjourn/ postpone/cancel the e-Auction without assigning any reason thereof. This is subject to confirmation by the secured creditor.</p> <p>o. In case of default of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.</p> <p>p. The successful bidder shall bear all the necessary expenses like applicable stamp duties / addition a stamp duty/ transfer charges, Registration expenses, fees etc. for transfer of the property in his/ her name.</p>
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Place: Tiruppur
Date: 16.10.2024

AUTHORISED OFFICER
IKF HOME FINANCE LIMITED