

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](http://www.ikfhomefinance.com)

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**  
**APPENDIX-IV-A [See Provision to Rule 8(6) r/w Rule 9(1)]**

1	Name and address of the Borrower/Guarantors	<p><b>SRI.P.PICHAIMUTHU, S/o.PATTANI,</b># 3/95, Pillayar Kovil Street, Serankadu, Near TC Market, Nallur Tiruppur – 641604.</p> <p>Also at: <b>SRI. P. PICHAIMUTHU,S/o. PATTANI,</b># S.F.No. 457/4,5, Site No. 12, “Anna Nagar”,Muthanampalayam (V), Tiruppur,Tiruppur – 641 606. (Borrower)</p> <p><b>SRI. PATTANI. K,S/o.KORAKKAN,</b># 3/95, 3<sup>rd</sup> Street, Pillayar Kovil Street, Serankadu, Near TC Market, Nallur,Tiruppur-641604. (Co-Borrower)</p> <p><b>SRI. MUTHUMARI. P,S/o. PATTANI,</b># 3/95, Pillayar Kovil Street,3<sup>rd</sup> Street, Serankadv, Tiruppur – 641604. (Guarantor)</p>
2	Name and address of 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: <a href="mailto:Recovery@ikfhomefinance.com">Recovery@ikfhomefinance.com</a>.</p>
3	Description of the immovable secured asset to be sold.	<p style="text-align: center;"><b><u>SCHEDULE PROPERTY</u></b></p> <p>Tiruppur Registration District, Tiruppur Joint I Sub Registration District, Tiruppur South Taluk, Muthanampalayam Village, S.F.No: 457/4 in Punjai acre 1.67, S.F .No: 457/5 in Punjai acre 0.33, totaling Punjai Acre 2.00 land was developed into layout in the name of “Anna Nagar” in Site No. 12 within the following boundaries and measurements.</p> <p>South of : East west layout Road North of : Site No: 23 West of : Site No: 11 East of : South North layout Road</p> <p>In this middle: East- West on the both sides – 40 ft South- North on the both sides- 40 ft</p> <p>Admeasuring 1600 Sq. Ft or 148.64 Sq. Mtr extent of land with building and doors, windows, Water connection, electricity connection and both deposits, with using the rights to layout</p>

		roads common usage and common pathways etc. <b>Reserve Price: Rs. 48,98,380 /- (Rupees Forty Eight Lakhs Ninety Eight Thousand Three Hundred Eighty Only)</b>
4	Details of the encumbrances to the secured creditor.	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. <b><u>LNCBR02019-200001414</u></b> Demand Notice: 14.03.2023 Amount due as on 13.03.2023. Rs. <b>32,01,917/-</b> with interest+ Expenses etc.,
6	The secured debt for recovery of which the property is to be sold	Amount Due on Rs. <b>32,01,917/-</b> with interest +Expenses etc.,
7	Deposit of earnest money	EMD: Rs.4,89,838/- 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. 48,98,380/-
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:	05.10.2024 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 <sup>th</sup> 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 purchaser not exceeding three months from the date of auction.
12	Time and place of E-auction	Date 07.10.2024, Time- 12.00 Noon to 01.00 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: <a href="http://www.bankeauctions.com">www.bankeauctions.com</a> E-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above.

14	<p><i>i.</i> Bid incremental amount:  <i>ii.</i> Auto extension:  <i>iii.</i> Bid currency &amp; unit of measurement</p>	<p><i>i.</i> Rs. 15,000/-  <i>ii.</i> Without time extension of 5 minutes for each increment bid  <i>iii.</i> Indian Rupees.</p>
15	<p>Date and Time during which inspection of the immovable secure asset to be sold and intending bidders should satisfy themselves about the assets and the misspecification. Contact person with mobile number</p>	<p>On Any working day on or before Date 04.10.2024 before 5:00 pm with prior appointment  <b>Authorised Officer:</b>  Mr. Govindraj, Mob: 9894078466  Mr. Khasim Vali Shaik , Mob: 94929 27472</p>
16	<p>Terms &amp; Conditions</p>	<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.  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 <a href="mailto:Recovery@ikfhomefinance.com">Recovery@ikfhomefinance.com</a> 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.  c. Names of Eligible Bidders will be identified by the IKF Home Finance Ltd to participate in online e-auction on the portal <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> of M/s. C1 India Pvt. Ltd., who will provide User ID and Password after due verification of PAN of the eligible bidders.  d. On completion of e-auction the Authorised Officer will communicate the successful bidder about the acceptance of the highest bid submitted by him.  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 conventional mode of tendering.</p>

		<p>f. The Bank/Authorised Officer/service provider for e-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 &amp; 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 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 entertained.</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 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. These are all subject to confirmation by the secured creditor.</p> <p>o. In case of forfeiture 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 it may be subsequently sold.</p> <p>p. The successful bidder shall bear all the necessary expenses like applicable stamp duties/ additional stamp duty/ transfer charges, Registration expenses, fees etc. for transfer of the property in his/ her name.</p>
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Place: Tirupur  
Date: 05.10.2024

AUTHORISED OFFICER  
IKF HOME FINANCE LIMITED