

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 – 500 032.

**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>1) Mr. K.DURGA PRASAD, S/o. Mr. PURNA RAO, # 401, 4<sup>th</sup> Floor MVR Residency, Gujur, Opp: Shanimatham Swamy Temple Bangalore-560087 (Borrower) <b>Also at:</b> # 23-123, Girinagar, Quthubullapur, Ranga Reddy-500032</p> <p>2) Mrs. SYED REHANA W/o. Mr. K.DURGA PRASAD # 401, 4<sup>th</sup> Floor MVR Residency, Gujur, Opp: Shanimatham Swamy Temple, Bangalore-560087 (Co-Borrower) <b>Also at:</b> # 23-123, Girinagar, Quthubullapur, Ranga Reddy-500032.</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: <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>Property Schedule</u></b></p> <p>All the piece and parcel of the property bearing Residential Flat no: 401, in the Fourth Floor consisting of 2 Bed Rooms in the building Known as “ <b>M.V.R Residency</b> “ having super built up area 1000 square feet equipped with one parking along with 250 square feet Undivided share in the Property bearing, Sy No: 304/6, measuring 0-20 Guntas, (which is duly converted from agricultural purpose to non-agricultural residential purpose vide Conversion Order No: ALN/EVH/SR/481/2011-12 dated 02.03.2012, issued by the Special Deputy Commissioner, Bengaluru District Bengaluru), situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Now bearing BBMP Khatha No: 760, Municipal no: 152, within the limits of BBMP, and bounded on :</p> <p>East By : Road, West By: Land in Sy no: 304/1, North By : Land in Sy no: 305, South By ; Land in Sy no: 304/2 and 304/7.</p> <p><u>Reserve Price: Rs.37,00,000/- (Rupees Thirty Seven Lakhs only)</u></p>
4	Details of the encumbrances known to the secured creditor.	<p>However, Bidders are advised to ascertain electricity dues, property tax and other statutory dues if any independently.</p>

5.	Particulars of the SARFAESI Act Proceedings	Loan Account No. Loan A/c No: <b>LNBAN02019-200001324</b> Demand Notice: 17.03.2022 Amount due as on 15.03.2022, Rs. <b>23,55,425/-</b> with interest+ Expenses etc.,
6	The secured debt for recovery of which the property is to be sold	Amount Due on Rs. <b>23,55,425/-</b> with interest + Expenses etc.,
7	Deposit of earnest money	EMD: Rs.3,70,000/- being 10% of Reserve price to be remitted RTGS/ NEFT to the Bank account or by Demand Draft drawn in favor of "KF Home Finance Limited" from any branch of any Nationalized Bank or Scheduled Bank
8	Reserve price of the secured assets:	Rs. 37,00,000/-
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:	11.03.2023 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 auction purchaser not exceeding three months from the date of auction.
12	Time and place of E-auction	Date 12.04.2023, Time- 12.00 AM to 12.30 PM With unlimited extension of Five minutes for each bid, if the bid continues, till the sale is concluded
13	Thee-Auction will be conducted through the Bank's approved service provider.	M/s C1 India Pvt Ltd, Gurgaon, Haryana-122015 at the web portal: <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	<i>i.</i> Bid increment amount: <i>ii.</i> Auto extension: <i>iii.</i> Bid currency & unit of measurement	<i>i.</i> Rs. 10,000/- <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 their specification. Contact person with mobile number	On Any working day on or before Date 03.04.2023 before 5:00 PM with prior appointment  <b>Authorised Officer</b> Mr. Balla Karunakar Reddy , Ph.No: 7995545355 Mr. Y. Vijaya Bhasker Reddy, Ph.No: 9703051555. Mr. Govindraj, Ph.No. 9894078466.
16	Terms & Conditions	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 email. 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 card/Driving License/Passport etc., i) Current Address – proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact Number (vi) Scanned copies of the

	<p>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.</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 <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.</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 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. The sale is 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>

- q. The payment of all statutory/ non-statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.
- r. GST & other taxes as applicable will have to be borne by the successful bidder in addition to the bid amount.
- s. In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorized officer of the concerned bank branch only.
- t. The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder only. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction will be entertained.
- u. The properties brought under auction sale are secured assets of the Bank and no cases are pending against the SARFAESI measure reinitiated by the Bank as per the knowledge of the Authorised Officer. However, any subsequent litigations initiated against the SARFAESI sale, such sale shall be subject to outcome of the final order of the court/tribunal. Pendency of such cases cannot be a valid ground for refunding/cancelling the auction sale already completed. The intending bidder shall abide by the terms & conditions of the sale as envisaged under Security Interest (Enforcement) Rules, 2002.
- v. Where the sale price of any immovable property is Rs.50.00 Lakh or above, the auction purchaser has to deduct 1% of the Sale Price of the immovable property as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 I A of Income Tax Act and only 99% of the Sale Price of the immovable property has to be remitted to the Bank. The Sale Certificate for immovable property will be issued only on full payment of 99% of Sale Price and on submission of Form 26 QB & Challan for having remitted the TDS of 1% of Sale Price.
- w. Bank is not liable to pay any interest/refund of EMD/money paid in case of any delay in issue of confirmation of Sale/ Sale Certificate by virtue of any Tribunal/Court Order in connection with this e-auction.

Place: Bangalore  
Date:

AUTHORISED OFFICER  
IKFHOME FINANCE LIMITED