

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)]**

1	Name and address of the Borrower/Guarantors	<p><b>Mrs. KAVITHA JAIN</b> D/o. Late Heera Lal Nahata, 24/2, MBT Street, 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> Floor, Nagarathpet, Bangalore, -560002 (Borrower)</p> <p><b>Mr. ANKITH JAIN</b>, S/o. Kavitha Jain, 24/2, MBT Street, 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> Floor, Nagarathpet, Bangalore, -560002 (Co-Borrower)</p>
2	Name and address of Branch, the Secured Creditor	<p>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.  Email ID of the Bank: <a href="mailto:Recovery@ikfhomefinance.com">Recovery@ikfhomefinance.com</a>.</p>
3	Description of the immovable secured assets to be sold.	<p>All Piece and Parcel of property bearing residential pent house in 'A' Block, Apartment building known as "<b>MAX SPOORTHI</b>", having super built up area of 1760 Square Feet, Three Bed Rooms, One Car Parking with stilt Floor, Constructed on Property bearing Khatha.No: 1544/71/10, Residentially converted Land bearing Sy.No: 71/10, Vide Conversion Order bearing No: ALN( NAY) SR 4 / 2011 - 12, dated 12.05.2011, Situated at Thindlu Village, Yelahanka, Hobli, Bangalore, North Taluk and Bounded on :</p> <p>Easy By : Land belongs to Vasanthappa and Rudrappa  West By : Land belongs to Muniswamappa  North By : Land belongs to Nanjude Gowda or Sapthagiri Layout  South By : Basavasamithi Layout.  Reserve Price: Rs.34,00,000/- (Rupees Thirty Four Lakhs Only)</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 A/c No: LNBAN00918-190000683 Demand Notice: 04.08.2021 Amount due as on 19.08.2021, <b>Rs. 48,30,248/-</b> -with interest+ Expenses etc.,
6	The secured debt for recovery of which the property is to be sold	Amount Due on Rs. <b>Rs. 48,30,248/-</b> with interest+ Expenses etc.,
7	Deposit of earnest money	EMD: Rs.3,40,000/- being 10% of Reserve price to be remitted RTGS/ NEFT to the Bank account or by Demand Draft drawn infavor of "IKF Home Finance Limited" from any branch of any Nationalized Bank or Scheduled Bank
8	Reserve price of these cured assets:	Rs.34,00,000/-
9	Bank account in which EMD to be remitted.	A/cNo.:11520200014177, IFSC: FDRL0001152, Bank Name: The Federal Bank Limited, Branch: Vijayawada - 520 002 .
10	Last Date and Time within which EMD to be remitted:	13.04.2023 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 14.04.2023, Time- 12:00 PM to 01:00 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: <b>www.bankeauctions.com</b> 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 increment amount:</p> <p><i>ii.</i> Auto extension:</p> <p><i>iii.</i> Bid currency &amp; unit of measurement</p>	<p><i>i.</i> Rs. 10,000/-</p> <p><i>ii.</i> With auto time extension of 5 minutes for each increment bid.</p> <p><i>iii.</i> Indian Rupees.</p>
15	<p>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</p>	<p>On Any working day on or before Date 08-04-2023 before 5.00 pm with prior appointment</p> <p><b>Authorised Officer:</b> Mr. Balla Karunakar Reddy Ph.No: 7995545355 Mr. Y. VijayaBhasker Reddy Ph.No: 9703051555. Mr. Govindraj Ph. 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 email.</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)ProofofIdentification(KYC)VizIDcard/DrivingLicense/Passportetc.,(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-mailIDRecovery@ikfhomefinance.comandAddressstosubmitIKF 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 FinanceLtdtoparticipateinonlinee-Auctionontheportal<a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>ofM/sC1IndiaPvt 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/</p>

		<p>postpone/cancel the e-Auction without assigning any reason thereof. The sale issues object to confirm auction 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/additional stamp duty/transfer charges, Registration expenses, fees etc. for transfer of the property in his/ her name.</p>
		<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.</p> <p>r. GST &amp; other taxes as applicable will have to be borne by the successful bidder in addition to the bid amount.</p> <p>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 authorised officer of the concerned bank branch only.</p> <p>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.</p> <p>u. The properties brought under auction sale are secured assets of the Bank and no cases are pending against the SARFAESI measures initiated 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</p>

		<p>cannot be a valid ground for refunding/cancelling the auction sale already completed. The intending bidder shall abide by the terms&amp; conditions of the sale as envisaged under Security Interest (Enforcement)Rules, 2002.</p> <p>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 &amp; remit it to Income Tax Department as per section 194IA 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 &amp; Challan for having remitted the TDS of 1% of Sale Price.</p> <p>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.</p>
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Place: Bangalore  
Date: 24.03.2023

AUTHORISED OFFICER  
IKF HOME FINANCE LIMITED