

THROUGH SPEED POST

Ref:- LNPEE01019-200001174/ S. N

Date:27-09-2025

To,

1.Mr. ASHOKA A (Borrower)

S/o. Mr. Mayanna, No.22/ A 1st cross Vinayaka layout nayandalli , Nayandahalli S. O,
Bangalore Urban District, Karnataka, - 560039 Phone No.-9845289620

2.Mrs. BHAGYA H M (Co-Borrower)

W/o. Mr.Ashoka, No.22/ A 1st cross Vinayaka layout nayandalli , Nayandahalli S. O,
Bangalore Urban District, Karnataka, - 560039

Subject: SALE NOTICE OF IMMOVABLE SECURED ASSETS Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002.

Ref.: Loan Account No. - LNPEE01019-200001174

Dear Sir/ Madam,

The authorized officer of **IKF Home Finance Limited** ("*secured creditor*") hereby informs you that despite service of the demand notice dated **29-09-2021** under section 13(2) of the Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 ("*SARFAESI Act*"), you the above named borrowers, co- borrowers/ guarantors have miserably failed to make the payment of the of the demanded amount within 60 days of the said notice, as such, the Possession of the Secured Asset mentioned in schedule - A had been taken by the authorized officer of the secured creditor.

The notice is hereby given to you that the secured creditor, shall now proceed to sell the Secured Asset by adopting any one of the methods mentioned in rule 8(5) of above rules. As such, you all are advised, in your own interest, to obtain sponsors/ valid offers in the prescribed manner for consideration, for the said property or pay the entire outstanding dues with charges levied therein of the secured creditor

We hereby give you notice that the aforesaid secured asset shall be sold by the undersigned if you fail to pay within **15 days** from the date of publication of this notice, the entire outstanding loan amount together with further interest, penal interest, costs and charges thereon till the date of payment, as per the agreed terms and conditions mentioned in the Loan Agreement and other documents pertaining to the Loan availed by you. After expiry of **15 days**, no further notice whatsoever will be given to you and the Secured Asset will be sold accordingly.

Corporate Office : IKF Home Finance Limited

Plot No.30/A, Survey No - 83/1, My Home Twitza,11th Floor, Diamond Hills, Lumbini Avenue,
Beside 400/220/132KV GIS Substation, APIIC Hyderabad Knowledge City, Raidurg, Hyderabad-500081.

Ph : 040-69268899 **W :** www.ikfhomefinance.com **E :** info@ikfhomefinance.com

CIN : U65922AP2002PLC039417

Registered Office : IKF Home Finance Limited, 40-1-144, Corporate Centre, M.G. Road, Vijaywada - 520 010, Andhra Pradesh, INDIA

THE AUTHORISED OFFICER OF THE SECURED CREDITOR HEREBY SERVES ON YOU THIS NOTICE OF SALE OF THE SCHEDULED PROPERTY WHICH WILL BE SOLD AFTER **15 DAYS** BY WAY OF ONLINE PUBLIC AUCTION/ E-AUCTION ON **16-10-2025** FROM **02.00 P.M. TO 04.00 P.M** STRICTLY ON “**AS IS WHERE IS**”, “**AS IS WHAT IS**”, “**WHATEVER THERE IS**” AND “**WITHOUT ANY RECOURSE**” BASIS. FOR RECOVERY OF THE SECURED DEBT OF **Rs. 12,41,072/- (Rupees Twelve Lakhs Forty One Thousand Seventy Two Only)** towards Loan Account No. **LNPEE01019-200001174** due as on **26.09.2025** ALONG WITH FURTHER INTEREST AND OTHER EXPENSES THEREON TILL DATE OF REALIZATION.

The Reserve Price for the Property is **Rs.14,00,000/- (Rupees Fourteen Lakhs Only)**. We hereby inform you that you have absolute right for the redemption of property till the Sale confirmation is issued in favor of the Bidder. You may note that in case the Sale proceeds of such sale of the secured asset are not sufficient to cover the entire outstanding dues of the secured creditor, then you are all jointly and severally liable to pay the amount of such shortfall to the Secured Creditor.

IN VIEW OF THE AFORESAID, THE AUTHORISED OFFICER OF THE SECURED CREDITOR IS ISSUING THIS NOTICE OF SALE IN COMPLIANCE OF RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

A COPY OF APPENDIX IV-A TO BE PUBLISHED IN TWO LEADING NEWSPAPERS IS ATTACHED HERewith FOR YOUR INFORMATION.

SCHEDULE-A

[Description of the Secured Asset]

All that Piece and Parcel of the Eastern Portion of Property bearing No: 22A, Khatha No: 2/3A, New Municipal No: 22A, BBMP PID .No: 39-43-22A of 1st Cross, Nayan-dahalli West Layout, Nayandahalli Village, Kengeri Hobli, Bangalore South Taluk, Presently within the limits of BBMP Ward. No:131, and Bounded on:

East By : Remaining Portion of 'A' Schedule
Property belonging to H.M.Raju
West By : Property No: 22B
North By : Road
South By : Property No: 23A

For IKF Home Finance Limited



Encl: Appendix IV-A

Authorized Officer

Corporate Office : IKF Home Finance Limited

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APPENDIX IV-A

[See proviso to Rule 8(6)]

Sale Notice for sale of Immovable Properties

E-Auction sale notice of **15 days** for sale of immovable assets 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 mortgaged/ charged to the Secured Creditor, the **Possession** of which has been taken by the Authorised Officer of **IKF Home Finance Limited** [CIN:U65922AP2002PLC039417], the Secured Creditor, will be sold on “as is where is”, “as is what is”, “whatever there is” and “without any recourse” basis on **16-10-2025** from **02.00 P.M.** to **04.00 P.M.** (with automated extensions of 5 minutes each in terms of the Tender Document), for recovery of **Rs. 12,41,072/- (Rupees Twelve Lakhs Forty One Thousand Seventy Two Only)** towards **Loan Account No. LNPEE01019-200001174** due as on **26.09.2025** by way of outstanding principal, arrears (including accrued late charges) and interest till the date of actual payment along with applicable future interest in terms of the loan agreement, due to the Secured Creditor from **borrowers namely ASHOKA A and BHAGYA H M.**

The Reserve Price for the auction of the Property **Rs.14,00,000/- (Rupees Fourteen Lakhs Only)** and the Earnest Money Deposit is **Rs.1,40,000/- (Rupees One Lakhs Forty Thousand Only)** i.e. 10% of the Reserve Price, which shall be deposited through **Demand Draft** or through any other proper banking channels to the credit of “**IKF Home Finance Limited**”, before submitting the tender online. The successful bidder shall deposit 25% of the Sale Price (less 10% EMD amount paid with the Tender Document to participate in the E-auction) immediately i.e. either on the same day or not later than the next working day. The balance 75% of the Sale Price is required to be deposited within 15 days from the date of confirmation of sale of the immovable property.

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SCHEDULE A
[DESCRIPTION OF THE PROPERTY]

All that Piece and Parcel of the Eastern Portion of Property bearing No: 22A, Khatha No: 2/3A, New Municipal No: 22A, BBMP PID .No: 39-43-22A of 1st Cross, Nayan-dahalli West Layout, Nayandahalli Village, Kengeri Hobli, Bangalore South Taluk, Presently within the limits of BBMP Ward. No:131, and Bounded on:

East By : Remaining Portion of 'A' Schedule
Property belonging to H.M.Raju
West By : Property No: 22B
North By : Road
South By : Property No: 23A

*** Last date of submission of Bid/ EMD/ Request letter for participation is 16-10-2025. Till 12.NOON.**
**** Bid Increment Amount is allowed in multiples of Rs.10,000/-.**
***** Date of Inspection of Property: - 15-10-2025.**

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. <https://ikfhomefinance.com> and: <https://bankauctions.in>

The intending bidders can also contact Mr Naveen (RCM) on his Mobile No. 9513365065, /Mr. Mohd Abdul at Head office on Mobile No. 77948 65511.

Date: 27.09.2025

Place: Bangalore

AUTHORISED OFFICER



IKF Home Finance Limited

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