e-Auction ID:

IKF Home Finance

TENDER DOCUMENT FOR ONLINE PUBLIC AUCTION (E-AUCTION)

FOR SALE OF SECURED ASSET(S) POSSESED UNDER THE SECURITISTAION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

(Note: For more information about e-Auction, Bidder(s) are requested to go through the Sale Notice(s) issued and published by IKF Home Finance Limited)

IKF
Home Finance

INFORMATION FOR E-AUCTION

<table>
<tr><td>AUCTIONEER</td><td>
<u>AUTHORISED OFFICER :-</u>

Mr. Mohd Abdul Qawi

Mobile No. 77948 65511,

E-mail ID:- abdul@ikfhomefinance.in

<u>REGISTERED OFFICE</u>:

IKF Home Finance Limited

Corporate office :- Phoenix Equinox, Tower 3, 10th, Gachibowli, Hyderabad,Telangana-500032.

<u>BRANCH OFFICE</u>:

Website:
</td></tr>
<tr><td>AUTHORISED SERVICE PROVIDER</td><td>
<table>
<tr><td>AUTHORISED SERVICE PROVIDER NAME</td><td>M/s 4CLOSURE</td></tr>
<tr><td>AUTHORISED SERVICE PROVIDER ADDRESS</td><td>#605A,6th Floor,Maitrivanam HMDA Building,Ameerpet,Hyderabad,Telangana-500038</td></tr>
<tr><td>E-MAIL ID</td><td>info@Bankauctions.in & prakash@Bankauctions.in</td></tr>
<tr><td>TECH SUPPORT NO.</td><td>8142000063/66</td></tr>
<tr><td>WEBSITE</td><td>https://bankauctions.in</td></tr>
</table>
</td></tr>
<tr><td>E-AUCTION SCHEDULE</td><td>
Inspection of Secured Asset(s): 04.10.2025.

Last Date of Submission of Tender with EMD: 06-10-2025

Date of e-Auction: 07-10-2025

Time of e-Auction: 2:00 PM to 4:00 PM (I.S.T.)

Reserve Price Rs.21,00,000/-(Rupees Twenty One Lakhs Only)

Bid Incremental Amount :- Rs. 10,000/-
</td></tr>
</table>

e-Auction ID:

S. Anjali

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DOCUMENTS	**I.** Procedure for e-Auction **II.** General Terms and Conditions for e-Auction **III.** Tender Document **A.** Details of Bidder(s) **B.** Schedule of the Secured Asset(s) **C.** Letter tendering Bid **D.** Declaration from Bidder/Tenderer

Date: 16.09.2025

(*signature of bidder(s)*)

e-Auction ID:

I. PROCEDURE / INSTRUCTIONS FOR E-AUCTION

DEFINITION(S):

- **"Authorised Officer"** means any person or authority exercising powers of superintendence, direction and control of the business or affairs of the secured creditor to exercise the rights of secured creditor.
- **"Secured Asset(s)"** means immovable property(ies) on which security interest is created in favour of the Auctioneer and which is being offered for sale in this e-Auction.
- **"e-Auction"** means online public auction conducted by the Auctioneer for sale of secured asset(s) on the website of the Authorised Service Provider as provided hereinabove.
- **"SARFAESI Act"** means the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 as enacted and amended till date by the Parliament.
- **"SIE Rules"** means the Security Interest (Enforcement) Rules, 2002 made under the SARFAESI Act.
- **"Bidder(s)"** includes any individual, or any proprietor, or any partner of any partnership firm, or any authorised representative of company, who is paying the requisite earnest money deposit to participate in the e-Auction.
- **"Successful Bidder(s)"** means the Bidder(s) who has tendered the highest bid towards the purchase of the Secured Asset(s) and the same will be decided by the Auctioneer after evaluating the bid(s) received.
- **"EMD"** means earnest money deposit of not below 10% of the Reserve Price which is a pre-requisite for participating the e-Auction.
- **"Reserve Price"** means the base value below which the secured asset(s) will not be sold in this e-Auction.
- **"Sale Price"** means the bid confirmed by the Auctioneer as the highest bid towards the sale of the Secured Asset(s) in this e-Auction.
- **"Incremental Value"** means the minimum amount by which a bid or tender must be raised each time the current highest bid is surpassed.

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GENERAL PROCEDURE/ INSTRUCTIONS:

The Auctioneer shall have the final authority to declare the successful Bidder(s) in relation to the Secured Asset(s) being sold in e-Auction and the decision of the Auctioneer will be final and binding on all Bidder(s). For the purposes of e-Auction, arrangements have been made with the Authorised Service Provider. Please go through the following Tender Document provided herein below and submit your unconditional acceptance to the same before participating in the e-Auction.

1. Please note that all blanks and/ or fields provided in this Tender Document are mandatory and are to be filled in **BLOCK LETTERS**.

2. That the Tender Document, duly filled and signed by the Bidder(s) along with the EMD in favour of the Auctioneer, shall be accompanied by self-attested copy of **PAN card(s)** and any of the following address proof of the Bidder(s):

   a. AADHAAR Card

   b. Passport

   c. Driving License

   d. Voter's Identity Card

   e. Latest Telephone (Landline) Bill (*for address proof only*)

   f. Latest Electricity Bill (*for address proof only*)

   g. Any other address proof, subject to satisfaction of the Auctioneer.

3. That the Bidder(s) shall bring original PAN card and address proof as well as any other identity proof before or during the submission of the Tender Document for verification.

4. That authorised representative(s) holding notarised Specific Power of Attorney authorising him to participate in this e-Auction specifically on behalf of Bidder(s) and the same shall be duly signed and verified by such Bidder(s). Further, following documents shall be submitted with the Auctioneer before or during the submission of the Tender Document to allow such authorised representative(s) to represent Bidder(s) during this e-Auction:

   a. Proof of Identity of Bidder(s) (*copy of any photo identity as listed above in clause 1*); and,

   b. Proof of Identity of the authorised representative of Bidder(s) (*copy of any photo identity as listed above in clause 1*)).

5. That in addition to the aforesaid instruction specified in clause (1.) and (2.) hereinabove, in case of partnership firm, a certified true copy of the partnership deed along with the proof of registration of the partnership firm with the Registrar of Firms should be submitted with the Auctioneer before or during the submission of the Tender Document.

e-Auction ID:

6. That in addition to the aforesaid instruction specified in clause (1.) and (2.) hereinabove, in case of a company, a certified true copy of memorandum and articles of association along with necessary board resolution(s) passed by the company should be submitted with the Auctioneer before or during the submission of the Tender Document.

7. That this e-Auction will be conducted by the Auctioneer on the date and time already specified in the auction notice published by the Auctioneer, and the Bidder(s) can tender bid from a place of his/ her/ their/ its choice at his/ her/ their/ its risk and cost. Please note that internet connectivity and/ or other paraphernalia requisites for participating in e-Auction shall have to be arranged and ensured by Bidder(s) themselves. In case of failure of internet connectivity and/ or other paraphernalia requisites and/ or access to the website of the Auctioneer due to any reason whatsoever, neither the Auctioneer nor the Authorised Service Provider shall be liable for any claim, damage or other loss suffered including consequential loss due to such failure; however, the Bidder(s) shall be liable for the same. Bidder(s) are requested to make all necessary arrangements as required to circumvent any such failure and be able to successfully participate in e-Auction. The Auctioneer and/ or the Authorised Service Provider is not granting any warranties, either express or implied, in relation to e-Auction.

8. That the Reserve Price and Incremental Value for Secured Asset(s) being sold in this e-Auction will be open to all participating Bidder(s), and any Bidder(s) can start bidding by tendering a bid higher than the Reserve Price specified by the Auctioneer. All subsequent bid(s) shall be tendered in multiples of Incremental Value specified by the Auctioneer.

9. That Bidder(s) will be able to view details of bid(s) tendered by other Bidder(s) and the leading bid of e-Auction along with other necessary details of e-Auction.

10. That bid(s) tendered during e-Auction shall only be Indian Rupees (INR).

11. That all queries and clarifications regarding the e-Auction, Bidder(s) are requested to contact the Auctioneer and/ or call the Technical Support number of the Authorised Service Provider as mentioned hereinabove.

12. That interested Bidder(s) are required to fill all the details sought by the Auctioneer in the registration form available online on the website of the Authorised Service Provider.

13. That the e-Auction will be open for a period of 2 hours as specified in the e-Auction Schedule hereinabove. Please note that in case Bidder(s) places a bid during last five (5) minutes of e-Auction and if the same is accepted as valid bid, then the duration for e-Auction will automatically be extended for another five (5) minutes from the expiry of the time for e-Auction. If a bid received during the last five (5) minutes of e-Auction is not valid, then such automated extension will not take place. In case there is no bid tendered in last five (5) minutes of e-Auction, such e-Auction shall automatically be closed, without any extension thereof. However, Bidder(s) are advised not to wait till the last minute to tender their bid(s), especially during the period for automated extension, to

e-Auction ID:

S. Ajdi

avoid any failure whatsoever due to unforeseen circumstances.

14. That during e-Auction, if no bid is tendered within the time specified in the e-Auction Schedule hereinabove, the Auctioneer will have the discretion to revise the Reserve Price and/ or extend time of e-Auction and/ or cancel e-Auction and/ or proceed with other mode(s) of sale of Secured Asset(s), including but not limited to sale of Secured Asset(s) by way of private treaty.

15. That bid(s) tendered shall be treated as an offer to buy and bid(s) once tendered, cannot be cancelled, or withdrawn, and Bidder(s) shall be bound to purchase the Secured Asset(s) being sold in e-Auction at the value of final bid tendered by Bidder(s). In case Bidder(s) choose to cancel or withdraw the bid tendered, the Auctioneer shall take any action as it may deem appropriate.

OTHER INSTRUCTIONS:

16. That Bidder(s) or their representative shall not be involved in price manipulation in manner whatsoever, directly or indirectly, by colluding with other Bidder(s) and/ or any third party.

17. That Bidder(s) or their representative shall not divulge the details of the bid tendered to other Bidder(s) and/ or any third party.

18. That the Auctioneer and/ or the Authorised Service Provide shall not entertain any loss caused to Bidder(s) owing to violation in sharing of login ID and/ or password and/ or through unauthorized login from the registered account of Bidder(s).

19. For details, help, procedure and online training on e-auction, prospective bidders may contact :-

AUTHORISED SERVICE PROVIDER NAME	M/s 4CLOSURE
AUTHORISED SERVICE PROVIDER ADDRESS	#605A,6th Floor,Maitrivanam HMDA Building,Ameerpet,Hyderabad,Telangana-500038
E-MAIL ID	info@Bankauctions.in & prakash@Bankauctions.in
TECH SUPPORT NO.	8142000063/66
WEBSITE	**https://bankauctions.in**

20. In case if auction date is declared as a holiday by Govt/ any local body of **https://bankauctions.in** through which the auction is being conducted, in such case the auction will be reschedule to next working day of **https://bankauctions.in**

S. Aijli

Date: 16.09.2025 *(signature of bidder(s))*

e-Auction ID:

S. Aijli

II. GENERAL TERMS AND CONDITIONS FOR E-AUCTION

That the sale of the Secured Asset(s) in the present e-Auction *vide* this Tender Document shall be subject to the provisions prescribed under the SARFAESI Act and the Security Interest (Enforcement) Rules, 2002 along with the following terms and conditions:

1. That the Secured Asset(s) is/ are offered for sale strictly on the basis of ***"as is where is", "as is what is", "whatever there is" and "without any recourse" basis***. The Auctioneer shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Auctioneer shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).

2. The sale of the Secured Asset is subject to the terms and conditions prescribed in the SARFAESI Act and Security Interest (Enforcement) Rules, 2002 and the conditions mentioned hereinabove. Hence the bidders are advised to carefully go through the said terms and conditions before submitting their bids.

3. That any lapse whatsoever in the procedure/ instructions for e-Auction shall be proactively sought by Bidder(s) from the Auctioneer and/ or the Authorised Service Provider.

4. That the Auctioneer is authorised to cancel the e-Auction of Secured Asset(s) at any time on or before the date fixed for e-Auction and may again put the property for sale on such date and time as may be decided by the Auctioneer.

5. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Auctioneer may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.

6. That any announcement during the e-Auction, including announcement regarding any additional condition and/ or correction in the Schedule and/or delete any item being offered for sale as described in the Schedule, can be made by the Auctioneer and that the same shall be binding on all the Bidder(s).

7. That the successful Bidder(s) shall be required to bear all necessary expenses, including but not limited to duty, registration expenses, etc., for transfer of the Secured Asset(s) in the name of the successful Bidder(s).

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S. Ajli

8. That the intending Bidder(s) may, if so desire, inspect the title document(s) pertaining to the Secured Asset(s), deposited by the Borrower(s) with the Auctioneer at the time of availing financial assistance, with a prior intimation to the Auctioneer in this regard at least three (3) days prior to the date of inspection of such title document(s).

9. That onsite inspection of Secured Asset(s) will be subject to the prior intimation to the Auctioneer in this regard at least three (3) days prior to the date of inspection and the terms and conditions specified by the Auctioneer in this regard. Any clarification thereto, may be sought by the Bidders from the Auctioneer at the time of inspection and consequently, no dispute whatsoever regarding Secured Asset(s) will be entertained by the Auctioneer.

10. That the intending Bidder(s) are advised to satisfy themselves regarding the title and correctness of other details pertaining to the Secured Asset(s), including its size and/ or area, and ascertain any other dues, liabilities, encumbrance, etc. from the concerned authorities to their satisfaction before tendering the bid. Please note that no queries in this regard shall be entertained at the time of or during the e-Auction. The successful Bidder(s) shall not raise any grievance and/ or complaint and shall not be permitted to withdraw the bid tendered after his tender is accepted by the Authorised Officer of the Auctioneer, either on the ground of discrepancy in size and/ or area, defect in title or on any other ground whatsoever. After the tender of the Bidder(s) is accepted by the Auctioneer, such successful Bidder(s) shall be deemed to have unconditionally accepted all the terms and conditions stated herein and shall further be deemed to have waived all objections as to the title, description, measurements, etc. in respect of the Secured Asset(s), and the doctrine of "*caveat emptor*" shall apply.

11. That the tender shall be in prescribed Tender Document only, which shall be duly complete in all aspects and should be submitted online on the website of the Authorised Service Provider on or before 12.00 NOON (IST) on the day date of e-Auction as stipulated hereinabove. At the same time, manually signed hard copy of the Tender Document submitted online shall be sent in a **SEALED ENVELOPE** and be super scribed with "*Tender from (bidder(s) name) towards the purchase of Secured Asset(s)*" to the Auctioneer on or before one day before date of e-Auction as stipulated hereinabove. Any Tender Document received after the time specified above, such Tender Document shall be treated as invalid and disqualified.

12. That where the tender received by the Auctioneer is either below the Reserve Price or not accompanied with the EMD specified by the Auctioneer, then such tender shall be treated as invalid. However, the Auctioneer at its sole discretion, reserves its right to treat all such or any such tender(s), wherein the EMD is not as specified by the Auctioneer, as valid or invalid.

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S. Ajit

13. That the bidding will take place in multiples of incremental value as prescribed by the Auctioneer in the 'e-Auction Schedule" hereinabove.

14. That if the Bidder(s) fails to participate in the e-Auction process after duly submitting the Tender Document then the tender may be ascertained by the Auctioneer in order to declare a successful Bidder.

15. That the Authorised Officer reserves the right to accept any or reject all tenders without assigning any reason whatsoever and such decision of the Auctioneer in this behalf shall be conclusive and final. The Auctioneer may subsequently put the Secured Asset(s) for sale on such date and time as may be decided by the Auctioneer.

16. That from the date on which the successful Bidder(s) makes the full and final payment towards the sale of the Secured Asset(s), the Secured Asset(s) shall be held by such successful Bidder(s) at his/ her/ their/ its sole risk and cost, any loss or damage to the Secured Asset(s) by *force majeure* or due to theft, burglary or robbery or from any other cause whatsoever, and the Auctioneer shall not be liable for any such loss or damages.

17. That in case of any refund being initiated by the Auctioneer in favour of Bidder(s) the same shall be without any interest(s), cost(s), expense(s) and/ or any other charges, if any.

18. If the dues of Auctioneer together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to of **IKF Home Finance Limited** are tendered by or on behalf of the Borrower or guarantor(s) at any time before(the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offeror, such tenderer / offeror shall be entitled to get back the EMD amount or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/ of **IKF Home Finance Limited**.

19. That words and expressions used herein shall have the same meaning, respectively, as assigned in the SARFAESI Act and the SIE Rules.

INTIMATION TO SUCCESSFUL BIDDER:

20. That the Authorised Service Provider of the Auctioneer will intimate the successful Bidder(s) *via* e-Mail within a reasonable time from the closing of the e-Auction process.

e-Auction ID:

21. That if no intimation reaches for reasons beyond the control of the Auctioneer and/ or the Authorised Service Provider, the Bidder(s) are obligated to take necessary steps and actions to find out the status. Non-receipt of intimation shall not be an excuse for non-payment of the amount towards the bid tendered. The Auctioneer will not be liable for wrong e-Mail ID(s) or for any incorrect details of correspondence provided by Bidder(s).

22. That the Bidder(s) must clearly note that there is no provision whatsoever to participate in the e-Auction by giving conditional tender deviating from the terms and conditions prescribed herein, and such conditional tender submitted by the Bidder(s) may be treated as invalid by the Auctioneer.

23. That any communication regarding change(s) in the tender(s) already submitted will not be considered, and if Bidder(s) wish to give a fresh offer, he/ she/ they/ it may tender a fresh bid along with the EMD, at any time before the time prescribed for submission of tender along with EMD in the 'e-Auction Schedule' hereinabove.

24. That in the event of failure on part of the successful Bidder(s) to fulfil the terms and conditions specified by the Auctioneer, the Auctioneer shall reserve the right to debar such Bidder(s) from participating in any future auction being conducted by and on behalf of the Auctioneer.

25. The successful bidder shall be required to pay 25% of the offer amount, including amount paid as EMD within 24 hours on receipt of confirmation of sale from the Authorised Officer of the Auctioneer and the balance and final amount(s) within 15 (fifteen) days from the date of receipt of the offer acceptance letter from the Authorised Officer of the Auctioneer. The Pay Order / Demand Draft/ Cheque should be drawn on a Scheduled/ Nationalised Bank favouring **" IKF Home Finance Limited"** payable at all branchs. If the sale is not completed by reason of any default on the part of the successful tenderer / offeror / purchaser or for any other reason, The Auctioneer shall be entitled to forfeit all the moneys paid till then by the successful tenderer / offeror / purchaser.

26. That the bidders shall not have any direct or indirect relationship with the employees of the AUCTIONEER. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.

S. Ajli

Date: 16.09.**2025**

(*signature of bidder(s)*)

e-Auction ID:

S. Ajli

PAYMENT OF EMD / SALE PRICE:

- WITHOUT INTEREST REFUND
- That any amount paid by Bidder(s) shall be paid through proper banking channels, excluding cheque and cash, in favour of the Auctioneer as specified in the Auction Notice and/ or this Tender Document.
- The Auctioneer will retain the right to refuse acceptance of demand draft/ Pay Order issued by any bank, if the Auctioneer has reason to believe that realization against the DD/PO is doubtful.
- Pay Order / Demand Draft should be purchased by the tenderer / offeror only.
- Failure of the Bidder(s) to comply with any of the terms and conditions of the Auction Notice and Tender Document will result in forfeiture of the amount paid to the Auctioneer.
- The Auctioneer may put up the secured assets / immovable properties in question for sale/disposal again in its absolute discretion. Further, all costs, charges and expenses incurred by The Auctioneer on account of such resale shall be borne and paid by such defaulting purchaser who shall also be bound to make good any deficiency / shortfall arising out of such resale, and he/she/they shall not be entitled to make any claim in the event of the secured assets / immovable properties realizing higher value on such resale.

STATUTORY PAYMENT:

- All the TDS amounts is to be paid by the Bidder(s) in the PAN accounts of the borrowers and they shall submit the TDS receipt as the evidence towards such payments.

SALE CERTIFICATE:

- That upon the realisation of the entire Sale Price in the manner prescribed herein towards the sale of the Secured Asset(s), the Auctioneer will issue Sale certificate under the SARFAESI Act read with Rule 9(6) of the SIE Rules in favour of the successful Bidder(s) only. Any further correspondence will be made to the successful Bidder(s) in terms of the details provided in and with this Tender Document by the successful Bidder(s).

JURISDICTION:

- That any dispute and/ or *lis* arising out of sale of the Secured Asset(s) shall be subject to the exclusive jurisdiction of Courts and/ or Tribunals at having our branch only.

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DISCLAIMER:

- That the Auctioneer shall not be held liable with respect to the quality and/ or the documentation of the Secured Asset(s). The successful Bidder(s) agree to keep and hold the Auctioneer indemnified from any loss, damage, cost and/ or expense caused by any reason whatsoever during the e-Auction. In no event shall the Auctioneer or the Authorised Service Provider be liable for any loss of transactions by business, revenue, profit, direct or incidental cost, consequential or punitive damages of any claim.

- That the particulars of the Secured Asset(s) specified herein have been stated to the best of the knowledge of the Auctioneer on the basis of the records available with it. Further, please note that the Auctioneer in no manner providing any guarantee as to the accuracy of the description of the Secured Asset(s). The Auctioneer shall not be liable for any error, inconsistency, misstatement or omission in respect of the aforesaid.

- That the Secured Asset(s) is/ are offered for sale strictly on the basis of ***"as is where is", "as is what is", "whatever there is" and "without any recourse" basis***. The Auctioneer shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Auctioneer shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).

- That the intending Bidder(s) shall satisfy themselves with respect to the title, ownership, statutory approvals, etc., before participating in the e-Auction.

- That the employees and their relatives or employees of group companies of the Auctioneer cannot participate in the e-Auction.

Date: 16.05.**2025**

(signature of bidder(s))

e-Auction ID:

IKF
Home Finance

III. TENDER DOCUMENT

A. INFORMATION OF BIDDER(S)

S.No.	Details	To be filled in BLOCK LETTERS ONLY
1.	Name of Bidder(s):	SAMALA ANJALI
2.	Address of Bidder(s):	H.No.3-1-16/50/1,S.V.V Nagar,Mallapur,Rangareddy,Telangana-76
	Office Address of Bidders.	
3.	Mobile No(s).: / Landline No(s).:	8143316243
4.	E-Mail ID(s):	Samalaabhilash18@gmail.com
5.	PAN CARD No.:	HDIPS0288E
6.	AADHAAR DETAILS:	700415536588

Bid Tendered: **Rs.21,00,000/-(Rupees Twenty Lakhs Only)** *in words).*

I/We have read carefully all the terms and conditions given in :-

I. Procedure for e-Auction

II. GENERAL TERMS AND CONDITIONS FOR E-AUCTION

I/We hereby give our concurrence that we will abide by the terms mentioned in the documents.

I/ We may further enhance the Bid tendered by me/ us in this Tender Document during e-Auction as provided in the schedule herein above.

S. Anjali

Date: 16.09.2025 **(signature of Bidder(s))**

e-Auction ID:

S. Anjali

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B. SCHEDULE FOR THE SECURED ASSET(S)

(Description of immovable property(ies) being sold by the Auctioneer)

e-Auction Schedule: On **07-10-2025** between 2.00 P.M. to 04.00 P.M.

(With automated extension(s) of five (5) minutes each as specified herein)

All that the Piece and parcel of the House .No: 3-194/4/A (PTI / Assessment .No: 1177037096), admeasuring 52.6 Sq. Yards , or its equivalent to 43.97 Sq. Mtrs having plinth area of 470 Sq. Feets, with ACC Roof, Situated at Gramakantam, Mallapur Village, Balapur Revenue Mandal, Ranga Reddy District, under Badangpet Municipal Corporation, Telangana State, Registration at Sub- Registrar Office L.B Nagar and bounded by:

North: Open Plot belongs to Rathlavath Hanumanthu
South: 10 Feet Wide Road
East: 3 Feet Wide Lane,
West: House belongs to Pentaiah

RESERVE PRICE: **Rs.21,00,000/-(Rupees Twenty One Lakhs Only)**

EARNEST MONEY DEPOSIT: **Rs.210,000/- (Rupees Two Lakhs Ten Thousand Only)** (*10% of Reserve Price*)

INCREMENTAL VALUE: Rs. 10,000/-

(Rupees Ten Thousand only)

Date:16.09.**2025**

(signature of Bidder(s))

e-Auction ID:

IKF
Home Finance

C. LETTER TENDERING BID

DATE :- 16-09-2025

To,
The Authorised Officer
IKF Home Finance Limited

Sir,

I , Mr./Mrs./ SAMALA ANJALI, Bidder do hereby state that, I have read the terms and conditions for sale of immovable property/ secured asset mentioned in the Tender/Bid Form and Public Notice for Sale and understood them fully. I hereby unconditionally agree to comply with and to be bound by the said terms and conditions detailed in the documents. I hereby declare that I/We intend to purchase the immovable property / secured asset in the Auction. I further declare that I have no past interest in the property mentioned in *SCHEDULE FOR THE SECURED ASSET(S)* given above.

I hereby declare that the above statement and information are correct to the best of my knowledge and belief.

I fully understand that any information furnished above, if proved incorrect or false will render me liable for any penal action or other consequences as may be prescribed in law or otherwise warranted.

Thanking You.
Yours Sincerely,
Signature of the Bidder/Offerer
Name in Block Letters: SAMALA ANJALI
Address: H.No.3-1-16/50/1,S.V.V.Nagar,Mallapur,Rangareddy-76

Mobile No.:8143316243

e-Auction ID:

S. Anjali

IKF
Home Finance

Declaration from Bidder/Tenderer

I/We SAMALA ANJALI S/o SAMALA ANANDAM residing at H.NO.3-1-16/501, S.V.V. Mallapur, Ranjereddy -77.

do solemnly affirm and stated as under:

1. That I have submitted the Bid for participation in the auction being conducted by your company .
2. That I have read all the terms and conditions of Auction carefully and I acknowledge to abide by the same.
3. I/we have done due diligence regarding the property before placing our bids.
4. I/we am/are not directly or indirectly related to any employee of the of IKF Home Finance Limited, and that the information furnished by me in the Tender Form attached herewith is true and correct to the best of my knowledge and belief.
5. I understand / agree that in the event any of the statement/information furnished by me is found to be incorrect and/or untrue; my tender shall be treated as invalid and liable to be rejected.

I solemnly state that the contents of this affidavit are true to the best of my knowledge and belief and that it conceals nothing and that no part of it is false.

Deponent

SIGNATURE Anjali.

Contact: 8143316243

Email :- samalaabhilash@gmail.com

e-Auction ID: