

BY REGISTERED POST WITH AD

Ref : IHSL:08:2021

Date: 11.11.2021

To,

M/s Integrated Home Solutions Pvt Ltd,
501/502, A Wing, Building No 2,
kailash Complex, Park Site
Vikhroli West, Mumbai 400079

(2) Sri Anoop Gupta,
Row House No 26, Vasant Vihar,
Pokhran Road No 2, Thane ,
Mumbai, 400 076,

(3) Smt Sadhna Gupta,
Row House No 26, Vasant Vihar,
Pokhran Road No 2, Thane ,
Mumbai, 400 076 and

(4) Sri K V Naidu,
NO 13, 4th Cross Road,
Gowdara Colony, 1st Main Road,
RMV 2nd Stage, Dollars Colony,
Bangalore 560 094

Dear Sir,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

As you are aware, I on behalf of Muthoot Fincorp Ltd have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to Muthoot Fincorp Ltd.

The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice (e-auction notice) containing terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within **30 days from the date of this notice**, and reclaim the assets which have been

possessed by the Muthoot Fincorp Ltd, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

Gist of the sale notice for ready reference is given hereunder

| Name and Address of the Secured Creditor | Name and Address of the Borrower |
|---|--|
| Muthoot Fincorp Ltd, Muthoot Centre, PunnenRoad,Thiriuvanathapuram,695 001 Email: moses.wf@muthoot.com Phone No. 0471-4911647 | <p>(1).M/s Integrated Home Solutions Pvt Ltd, 501/502, A Wing, Building No 2, kailash Complex, Park Site Vikhroli West, Mumbai 400079</p> <p>(2) Sri Anoop Gupta, Row House No 26, Vasant Vihar, Pokhran Road No 2, Thane , Mumbai, 400 076,</p> <p>(3) Smt Sadhna Gupta, Row House No 26, Vasant Vihar, Pokhran Road No 2, Thane , Mumbai, 400 076 and</p> <p>(4) Sri K V Naidu, NO 13, 4th Cross Road, Gowdara Colony, 1st Main Road, RMV 2nd Stage, Dollars Colony, Bangalore 560 094</p> |
| Total liabilities | Date & Time of e- auction |
| As on March 31, 2021 Rs. 17,71,09,109/- (RUPEES SEVENTEEN CRORE SEVENTY ONE LAKH NINE THOUSAND ONE HUNDRED NINE ONLY). The above liability is exclusive of Interest, penal charges and other charges and outgoings from 01.04.2021. | 15.12.2021 between 11.30 AM to 12:30 PM (With unlimited extension of 5 minutes duration each till the conclusion of the sale |
| | Portal of e- auction https://auctionfocus.in |
| | Last Date & Time for receipt of tender documents |
| | 12.12.2021 before 5.00pm |
| Address in which the tender document to be submitted | Muthoot Fincorp Ltd, Muthoot Centre, Punnen Road, Thiriuvanathapuram, 695001 Email: moses.wf@muthoot.com Phone No. 0471-4911647 |
| Reserve Price | 32,67,00,000/- (Rupees Thirty two crore sixty seven lakhs Only) |
| EMD & last date of deposit of EMD | Rs. 3.27 cr (Rupees Three crore twenty seven Lakhs only) 12.12.2021-- 5.00 pm |
| Details of Property/ies: | All that piece and parcel of the immoveable property mentioned below, measuring 3 (three) acres situated at Medarahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk, Bangalore along with the residential / commercial buildings / flats / apartments to |

be constructed pursuant to the Joint Development Agreement or otherwise:

Item No. 1: Residentially converted land measuring 30 guntas in survey No. 9/4 situated at Medarahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk, Bangalore converted vide Official Memorandum No. BDS/ALN/SR/101/85-86 dated 14/4/1986 passed by Special Deputy Commissioner and being bounded:

East: Land in survey No. 9/3

West: Land in survey No. 9/5

North: Road

South: Land in survey No. 9/4 measuring 8 guntas along with 2 guntas kharab

Item No.2 : Residentially converted land in survey No. 9/5 measuring 30 guntas including 3 guntas kharab situated at Medarahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk, Bangalore converted vide Official Memorandum No. BDS/ALN/SR/104/85-86 dated 16/4/1986 passed by Special Deputy Commissioner and being bounded:

East: Land in survey No. 9/4

West: Land in survey No. 9/6

North: Remaining land in survey No. 9/5 measuring 10 guntas

South: Road and Shivanna's property

Item No. 3: Residentially converted land in survey No. 9/2 measuring 30 guntas situated at Medarahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk, Bangalore converted vide Official Memorandum No. BDS/ALN/SR/96/85-86 passed by Special

| | |
|--|---|
| | <p>Deputy Commissioner dated 10/4/1986 and being bounded by</p> <p>East: Property in survey No. 9/1</p> <p>West: Property in survey No. 9/3</p> <p>North: Road</p> <p>South: Remaining portion of land in survey No. 9/2 including kharab</p> <p>Item No. 4: Residentially converted land in survey No. 9/3 measuring 30 guntas situated at Medarahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk, Bangalore converted vide Official Memorandum No. BDIS/ALN/SR/98/85-86 passed by Special Deputy Commissioner dated 14/4/1986 and bounded as follows</p> <p>East: Survey No. 9/2</p> <p>West: Survey No. 9/4</p> <p>North: Road</p> <p>South: remaining land in survey No. 9/3.</p> |
|--|---|

This is without prejudice to any other rights available to Muthoot Fincorp Limited under the subject Act/ or any other law in force.

Yours faithfully,

AUTHORISED OFFICER
MUTHOOT FINCORP LTD
ENCLOSURE – SALE NOTICE

E-AUCTION NOTICE

SALE NOTICE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION (ONLINE AUCTION) UNDER RULES 8(6) & (9) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002

Notice is hereby given to the effect that the immovable properties described herein, taken possession under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold through e-auction on the following terms & conditions. E auction arranged by the service provider M/s Auction Focus Pvt Ltd through the **website** <https://auctionfocus.in>

1. **Name and Address of the Secured Creditor:** Muthoot Fincorp Ltd, Muthoot Centre, Punnen Road, Thiruvananthapuram, 695 001
Email: moses.wf@muthoot.com
Phone No. 0471-4911647

2. Name and Address of the Borrower:

- (1) **M/s Integrated Home Solutions Pvt Ltd**, 501/502, A Wing, Building No 2, Kailash Complex, Park Site, Vikhroli West, Mumbai 400079
- (2) **Sri Anoop Gupta**, Row House No 26, Vasant Vihar, Pokhran Road No 2, Thane, Mumbai, 400 076,
- (3) **Smt Sadhna Gupta**, Row House No 26, Vasant Vihar, Pokhran Road No 2, Thane, Mumbai, 400 076 and
- (4) **Sri K V Naidu**, N0 13, 4th Cross Road, Gowdara Colony, 1st Main Road, RMV 2nd Stage, Dollars Colony, Bangalore 560 094

3. Total liabilities

As on March 31, 2021, Rs. 17,71,09,109/- (RUPEES SEVENTEEN CRORE SEVENTY ONE LAKH NINE THOUSAND ONE HUNDRED NINE ONLY). The above liability is exclusive of Interest, penal charges and other charges and outgoings from 01.04.2021.

4. **Last Date & Time for receipt of tender documents** : 12.12.2021 before 5.00pm

5. **Address in which the tender document to be submitted:** Muthoot Fincorp Ltd,
Muthoot Centre,
Punnen Road
Thiruvananthapuram, 695001
Email: moses.wf@muthoot.com
Phone No. 0471-4911647

6. (a) **Date & Time of e- auction:** Date: 15.12.2021 between 11.30 to 12:30 PM
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

(b) **Portal of e- auction:** <https://auctionfocus.in>

7. Details of Property/ies:

All that piece and parcel of the immovable property mentioned below, measuring 3 (three) acres situated at Medarahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk, Bangalore along with the residential / commercial buildings / flats / apartments to be constructed pursuant to the Joint Development Agreement or otherwise:

Item No. 1: Residentially converted land measuring 30 guntas in survey No. 9/4 situated at Medarahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk, Bangalore converted vide Official Memorandum No. BDS/ALN/SR/101/85-86 dated 14/4/1986 passed by Special Deputy Commissioner and being bounded:

East: Land in survey No. 9/3

West: Land in survey No. 9/5

North: Road

South: Land in survey No. 9/4 measuring 8 guntas along with 2 guntas kharab

Item No.2 : Residentially converted land in survey No. 9/5 measuring 30 guntas including 3 guntas kharab situated at Medarahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk, Bangalore converted vide Official Memorandum No. BDS/ALN/SR/104/85-86 dated 16/4/1986 passed by Special Deputy Commissioner and being bounded:

East: Land in survey No. 9/4

West: Land in survey No. 9/6

North: Remaining land in survey No. 9/5 measuring 10 guntas

South: Road and Shivanna's property

Item No. 3: Residentially converted land in survey No. 9/2 measuring 30 guntas situated at Medarahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk, Bangalore converted vide Official Memorandum No. BDS/ALN/SR/96/85-86 passed by Special Deputy Commissioner dated 10/4/1986 and being bounded by

East: Property in survey No. 9/1

West: Property in survey No. 9/3

North: Road

South: Remaining portion of land in survey No. 9/2 including kharab

Item No. 4: Residentially converted land in survey No. 9/3 measuring 30 guntas situated at Medarahalli Village, Yeshwanthapur Hobli, Bangalore North Taluk, Bangalore converted

vide Official Memorandum No. BDIS/ALN/SR/98/85-86 passed by Special Deputy Commissioner dated 14/4/1986 and bounded as follows

East: Survey No. 9/2

West: Survey No. 9/4

North: Road

South: remaining land in survey No. 9/3.

8. **Reserve Price:** Rs.32,67,00,000/- (Rupees Thirty two crore sixty seven lakhs Only)

9. **EMD & last date of deposit of EMD:** Rs. 3.27 cr (Rupees Three crore twenty seven Lakhs only) 12.12.2021-- 5.00 pm

OTHER TERMS AND CONDITIONS

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions

- a. The property will be sold in "**as is where is and as is what is**" basis including encumbrances, if any. There is no encumbrance to the knowledge of Muthoot Fincorp Limited.
- b. Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://auctionfocus.in>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- c. Prospective bidders may avail on line training on e-auction from M/s Auction Focus Pvt Ltd, B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad – 380059 Phone No 9016641848 and E mail: support@auctionfocus.in.
- d. The property can be inspected, with Prior Appointment with Authorized Officer on or before 11.12.2021
- e. The property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.
- f. EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Muthoot Fincorp Ltd, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Muthoot Fincorp Ltd, A/c No 626205211563 with ICICI Bank Ltd at MG road, Thiruvananthapuram. IFSC Code ICIC0006262 on or before **12.12.2021 before 5.00 PM**
- g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 12.12.2021, to Muthoot Fincorp Ltd Thiruvananthapuram, by hand or by email.
 - (1) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.

- (2) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Muthoot Fincorp Limited at the time of making payment of balance amount of 25% of bid amount.
 - (3) Bidders Name. Contact No. Address, E Mail Id.
 - (4) Bidder's A/c details for online refund of EMD.
- h. The intending bidders should register their names at portal <https://auctionfocus.in> the website and get their User ID and password free of cost.
 - i. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 days of finalization of sale. The EMD shall not carry any interest.
 - j. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 25,00,000/- (Rupees Twenty five Lakh only). The bidder who submits the highest bid (not below the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
 - k. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), on the same day or not later than next working day on declaring him/her as the successful bidder and the balance on/before 15th day from the date of confirmation of sale by the secured creditor or within such period extended at the discretion of Authorized Officer, as per SARFAESI Act. If the successful bidder fails to pay the sale price within the period stated above, the deposit made by him shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again.
 - l. The purchaser shall bear all expenses related to Stamp Duties, Registration Charges, Transfer Charges all statutory dues payable to Government, taxes and rates and outgoings, both existing and future relating to the property. The Sale Certificate will be issued in the name of the successful bidder only.
 - m. The sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions in this notice of sale.
 - n. This notice is also a notice to the above said borrowers under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002
 - o. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
 - p. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Authorised Officer Muthoot Fincorp Ltd who as a facilitating center shall make necessary arrangements.
 - q. This Sale Notice is published both in English and Kannada, being vernacular language. In case of any ambiguity on the terms and conditions contained in these notices the English version shall prevail and be binding.
 - r. For further details **contact -W F Moses, Authorised Officer, Muthoot Fincorp Ltd Thiruvananthapuram (Ph.0471-4911647 e-mail moses.wf@muthoot.com**

Special Instruction/Caution

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Muthoot Fincorp Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back –up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place: Bengaluru
Date: 11.11.2021

**AUTHORISED OFFICER
MUTHOOT FINCORP LTD**