Date: 26.08.2025

E - AUCTION SALE NOTICE

Sale of Immovable Properties Mortgaged to Aptus Value Housing Finance India Limited
Under
Securitisation and Reconstruction of Financial Assets
And
Enforcement of Security Interest Act 2002

Whereas **Borrowers: Mr. Syed Chand Basha and Mrs. Syed Fathima Bhi** and **Guarantor: Mr. Syed Imamsaabu** have borrowed Loan from Aptus Value Housing Finance India Limited, **Kurnool** Branch against the mortgage of the immovable property more fully described in the schedule hereunder, the company has issued a **Demand Notice** under Section 13(2) of the SARFAESI Act, 2002 on **28.10.2024** calling upon them to repay the amount mentioned in the notice being vide **Loan Account No. AKURNL0113040** being **Rs. 8,33,407/- (Rupees Eight Lakhs Thirty Three Thousand Four Hundred Seven Only)** as on 17.10.2024 together with further interest, costs and expenses within 60 days from the date of the said notice.

Whereas the borrower & co-borrowers having failed to pay the amount due to the Company as called for in the said demand notice, the Company has taken possession of the secured asset more fully described in the schedule hereunder on **16th day of January 2025** under Section 13 (4) of the Act. The Physical Possession of the property has taken by Secured Creditor U/s 14 of SARFAESI Act, 2002

Whereas the borrowers having failed to pay the dues in full, the secured creditor, Aptus Value Housing Finance India Limited has decided to sell the under mentioned secured asset in **"As is where is Basis"** and **"As is what is Basis" and "Without Recourse Basis"** under Section 13(4) of the Act read with Rules 8 & 9 of the Security interest (Enforcement) Rules 2002 for realization of the debts dues to the company. The dues of the borrower being vide **Loan Account No. AKURNL0113040** being **Rs. 8,75,337/- (Rupees Eight Lakhs Seventy Five Thousand Three Hundred and Thirty Seven Only)** as on **26.08.2025.**

DETAILS OF SALE

Date and Time of E- Auction	30.09.2025 at 11: 00 Am to 01:00 PM (with unlimited auto extension of 5 minutes)
Reserve Price	Rs. 8,00,000/-(Rupees Eight Lakhs Only)
EMD (10% of Reserve Price)	Rs. 80,000/- (Rupees Eighty Thousand Only)
Last Date & time for submitting E -Tenders	27.09.2025 before 05.00 P.M
Minimum Bid Increment Amount	Rs. 10,000/-
Date of Inspection of the Property	23.09.2025 at 03.00 P.M

Description of Property :

All that piece and parcel of property situated at Kurnool District – Kurnool Revenue Division – Kurnool Sub Division – Kurnool RO – Within P.Rudravaram Gramapanchayati Limits – Survey No. 398/B,399/1B - Plot No.2 – Ward No.5 - AssesSMEnt No.310 - H.No.5-94 – Near Anjaneyaswamy Temple, New Buildings, P.Rudravaram Village & Kurnool Mandal - Total An Extent Of 85.33 Sq.Yds Of Building Site Being Bounded By :-

Boundaries:
North By : Rastha
South By : House In Plot No.68
East By : House In Plot No.3
West By : House In Plot No.1

Terms and Conditions of Auction:

1. **The Tender form can be collected from Aptus Value Housing Finance India Limited, Kurnool** office at **H.No.46-706, Budhwarpeta, Near Andhra Pragathi Bank, 2nd Floor, Opp., Government Hospital, Kurnool, Andhra Pradesh- 518 002 during office during officer hours in all working days.**

2. The intending bidders of the property should send their bids in the prescribed tender form in a closed cover along with EMD of 10% of the reserve price by means of RTGS / NEFT / DD / Banker's Cheque drawn in favour of **"Aptus Value Housing Finance India Limited"** payable at or on the website **https://bankauctions.com**. Tender form not in the prescribed format will not be accepted.

3. **The last date and time for submitting the tenders at Aptus Value Housing Finance India Limited, Kurnool is on or before 27.09.2024** before **05.00 P.M.** or on the website **https://bankauctions.in**.

4. The EMD amount is refundable **without interest** to the bidder if the bid is not successful.

5. Offer without EMD and below the reserve price will be rejected.

6. The EMD amount shall be liable for forfeiture without any prior notice, if the successful/ bidder fails to adhere to the terms of sale.

7. After opening the tenders, the intending bidders may be given an opportunity at the discretion of the authorised officer to have, interest bidding amongst themselves to enhance the offer price.

8. The successful bidder shall deposit 25% of the bid amount (inclusive of EMD) immediately after auction on the same day or not later than next working day of sale in RTGS or DD as above and the balance bid amount within 15 days from the date of confirmation of sale. In case of default, all amounts deposited till then shall be forfeited to the secured creditor and the property shall be resold without giving notice.

9. The successful bidder should bear the charges / fees payable for conveyance such as Stamp duty, Registration fees etc. as applicable as per law.

10. The successful bidder will bear the statutory dues / taxes / charges / Property Tax / EB applicable as per law and Income Tax Laws.

11. The Authorised Officer has absolute right to accept or reject tender or bid any or all the offers and adjourn / postpone / cancel the auction without assigning any reason thereof and also to modify any terms and conditions of this sale without assigning any reason thereof and also to modify any terms and conditions of the sale without any prior notice.

12. The sale is subject to confirmation by the Company.

13. The property will be sold in **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** and **"WITHOUT RECOURSE BASIS".** The intending bidder should satisfy himself about condition / status / Title etc., of the property and no representations and warranties are given by the Company relating to encumbrances & statutory liabilities etc.

14. We draw your attentions to Sec 13 (8) of the Securitisation Act as per which, no further steps shall be taken for transfer or sale of the secured asset, if the dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor are tendered by you at any time before the date fixed for sale or transfer of the secured asset.

This notice is also issued to the above said borrowers **1 1.Mr. Syed Chand Basha & 2.Mrs. Syed Fathima Bhi** both are residing at **H.No.1-91, P.Rudravaram Village, P.Rudravaram, Kurnool, Andhra Pradesh – 518 452** and **3.Mr. Syed Imamsaabu** residing at **H.No.3-93, P.Rudravaram Village, Gargeyapuram Post, Kurnool Mandal & District, Andhra Pradesh –518 452.**

For E-Auction procedure, please contact M/s.4Closure, Website Address: **https://bankauctions.in**. & www.foreclosureindia.com **Mr. Arun Raj**, Contact Number : **8142000735**.

For any Assistance Bidder shall contact Authorised Officer **Mr. Meenuga sreenivasulu (7989391216)** & **044-45650077** or our authorised service provider M/s.4closure Website Address: **https://bankauctions.in** Contact Number : +91-**8142000735.**

Authorised officer
APTUS VALUE HOUSING FINANCE INDIA LIMITED