

## APPENDIX IV A

[See proviso to Rule 8(6)]

### Sale Notice for sale of Immovable Properties

E-Auction sale notice 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(ies) mortgaged/charged to **Indiabulls Housing Finance Ltd. [CIN: L65922DL2005PLC136029]** ("**Secured Creditor**"), the **constructive possession** of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is", "whatever there is" and "without any recourse" basis on **21.10.2021** from **02.00 P.M. to 04.00 P.M.** (with unlimited automated extensions of 5 minutes each in terms of the Tender Document), for recovery of **Rs. 7,90,75,363/- (Rupees Seven Crore Ninety Lakh Seventy Five Thousand Three Hundred Sixty Three only)** towards Loan Account No. **HLAPLOW00373831** by way of outstanding principal, arrears (including accrued late charges) and interest till **13.09.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **14.09.2021** along with legal expenses and other charges due to the Secured Creditor from **ZAKARIA FAROUK DARVESH @ ZAKARIA MOHAMED FAROUK DARVESH, HANIFA FAROUK DARVESH, FSD LIFESPACES PVT LTD. (THROUGH ITS DIRECTORS), FSD BUILDING MATERIALS PVT. LTD. (THROUGH ITS DIRECTORS) and FSD FAMILY HOME LLP (THROUGH PARTNERS).**

The Reserve Price of the immovable Property(ies) will be **Rs. 7,20,00,000/- (Rupees Seven Crore Twenty Lakh only)** and the Earnest Money Deposit ("**EMD**") will be **Rs.72,00,000/- (Rupees Seventy Two Lakh only)** i.e. equivalent to 10% of the Reserve Price. The EMD shall be paid by DD/ RTGS/ NEFT or through any other proper banking channels to the credit and in favour of **INDIABULLS HOUSING FINANCE LTD.,** Account No. **32180585427** with **State Bank of India (IFSC: SBIN0009995),** having its branch at **CAG Branch, Mumbai (Maharashtra),** before submitting the tender in order to participate in the online public auction. The successful bidder shall pay 25% amount of the sale price (less 10% of the Reserve Price paid before submitting the tender) immediately i.e. either on the same day or not later than the next working day and the remaining balance of the Sale Price shall be paid within 15 days from the date of confirmation of sale.

#### DESCRIPTION OF THE IMMOVABLE PROPERTY

**OFFICE NO. 4B ON THE 2ND FLOOR, ADMEASURING 314.38 SQ. MTRS. EQUIVALENT TO 3384 SQ. FT (CARPET AREA) OF THE BUILDING/COMPLEX KNOWN AS "KALEDONIA" TOGETHER WITH 2 CAR PARKING SPACES AS PER PLAN ANNEXED SITUATED AT SAHAR ROAD, OFF WESTERN EXPRESS HIGHWAY, ANDHERI (E) MUMBAI-400069 CONSTRUCTED ON LAND ADMEASURING ABOUT 9938.81 SQ. MTRS. OR THEREABOUTS AND BEARING CTS NOS. 16,17 AND 19 (NOW BEARING CTS NO. 12 A/5), OF VILLAGE VILE PARLE, TALUKA ANDHERI (EAST) IN THE REGISTRATION DISTRICT AND SUB-DISTRICT OF MUMBAI SUBURBAN AND IN THE DISTRICT OF MUMBAI CITY AND SUBURBAN.**

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. [www.indiabullshomeloans.com](http://www.indiabullshomeloans.com) and [www.auctionfocus.in](http://www.auctionfocus.in).

Date : 13.09.2021

Place : MUMBAI

Sd/

Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED