

APPENDIX IV A

[See proviso to Rule 8(6)]

Sale Notice for sale of Immovable Properties

E-Auction Sale Notice for sale of immovable asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and Rule 9(1) 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 **27.12.2021** 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. 3,96,62,347/- (Rupees Three Crore Ninety Six Lakh Sixty Two Thousand Three Hundred Forty Seven only)** pending towards Loan Account No. **HLAPLOW00369333**, by way of outstanding principal, arrears (including accrued late charges) and interest till **01.12.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **02.12.2021** along with legal expenses and other charges due to the Secured Creditor from **M/S PHONE SHOP TELECOM INDIA PVT LTD. (THROUGH DIRECTORS), ATUL VIJAYKUMAR ZAVERI, RAJU VIJAYKUMAR ZAVERI and BHANUMATI VIJAY ZAVERI.**

The Reserve Price for the auction of mortgaged Property is as indicated below against each Property:-

S. NO.	PROPERTY DESCRIPTION	RESERVE PRICE	AMOUNT IN WORDS
1.	Shop No. 2, Ground Floor, Kartar Bhavan, 121 Shahid Bhagat Singh Road, Colaba, Mumbai – 400005, Maharashtra	Rs. 2,30,00,000/-	Rupees Two Crore Thirty Lakh only.
2.	Shop No. 3, Ground Floor, Kartar Bhavan, 121 Shahid Bhagat Singh Road, Colaba, Mumbai – 400005, Maharashtra	Rs. 3,70,00,000/-	Rupees Three Crore Seventy Lakh only.

and the Earnest Money Deposit i.e., 10% of the Reserve Price, for the auction of the Property is as indicated below against each property will be-

S. NO.	PROPERTY DESCRIPTION	EMD AMOUNT	AMOUNT IN WORDS
1.	Shop No. 2, Ground Floor, Kartar Bhavan, 121 Shahid Bhagat Singh Road, Colaba, Mumbai – 400005, Maharashtra	Rs. 23,00,000/-	Rupees Twenty Three Lakh only
2.	Shop No. 3, Ground Floor, Kartar Bhavan, 121 Shahid Bhagat Singh Road, Colaba, Mumbai – 400005, Maharashtra	Rs. 37,00,000/-	Rupees Thirty Seven Lakh only

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(IES)**PROPERTY-1**

SHOP NO. 2 ADMEASURING 462 SQ. FT. BUILD UP AREA EQUIVALENT TO 42.93 SQ. MTRS. ON THE GROUND FLOOR IN THE BUILDING KNOWN AS "KARTAR BHAVAN" SITUATED AT 121, SHAHID BHAGAT SINGH ROAD, COLABA MUMBAI – 400005. BUILDING CONSTRUCTED ON PLOT BEARING C.S NO. 383 OF COLABA DIVISION IN THE REGISTRATION DISTRICT AND SUB DISTRICT OF MUMBAI CITY AND SUBURBAN. BUILDING CONSTRUCTED IN THE YEAR 1976 HAVING BASEMENT, GROUND AND 5 UPPER FLOORS.

PROPERTY-2

SHOP NO. 3 ADMEASURING 671 SQ. FT. (CARPET AREA) EQUIVALENT TO 62.34 SQ. METERS ON THE GROUND FLOOR IN THE BUILDING KNOWN AS "KARTAR BHAVAN" SITUATED AT 121, SHAHID BHAGAT SINGH ROAD, COLABA MUMBAI – 400005, CONSTRUCTED ON PLOT BEARING C.S NO. 381 OF COLABA DIVISION IN THE REGISTRATION DISTRICT AND SUB DISTRICT OF MUMBAI CITY AND SUBURBAN. BUILDING CONSTRUCTED IN THE YEAR 1976 HAVING BASEMENT, GROUND AND 5 UPPER FLOORS.

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 and www.auctionfocus.in.

Date : 02.12.2021

Place : MUMBAI

Sd/

Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED