

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 mortgaged/ charged to the Secured Creditor, the **constructive possession** of which has been taken by the Authorised Officer of **Indiabulls Housing Finance Ltd. [CIN: L65922DL2005PLC136029]**, the Secured Creditor, will be sold on **“as is where is”, “as is what is”, “whatever there is” and “without any recourse” basis** (including with respect to title and physical condition) on **06.06.2019**, for recovery of the total amount of **Rs. 971,25,96,546/- (Rupees Nine Hundred Seventy One Crore Twenty Five Lakh Ninety Six Thousand Five Hundred Sixty Four only)** as on **03.05.2019**, as detailed in **Column (E)** against Loan Account Nos. mentioned in **Column (B)**, along with future interest at the rate of interest mentioned in **Column (F)** w.e.f. **04.05.2019** and legal expenses, other charges and pending TDS of **Rs. 1,66,17,445/- (Rupees One Crore Sixty Six Lakh Seventeen Thousand Four Hundred Forty Five only)** as detailed in **Column (G)**, due to the Secured Creditor from **SHREE RAM URBAN INFRASTRUCTURE LTD.** and **VIKAS KASLIWAL**, in his capacity as **GUARANTOR**, more particularly described in **Column (C)** against each Loan Account, as detailed in **Schedule B** attached herewith.

The **Reserve Price** for the auction of the Properties in Project **“PALAIS ROYALE”** is detailed below:

S. NO.	PROPERTY	RESERVE PRICE (RS.)	RESERVE PRICE (WORDS)
1.	PROPERTY NO. 1	746,00,00,000/-	Rupees Seven Hundred Forty Six Crore only.
2.	PROPERTY NO. 2	25,00,00,000/-	Rupees Twenty Five Crore only.
3.	PROPERTY NO. 3	12,00,00,000/-	Rupees Twelve Crore only.

The **Earnest Money Deposit** of 10% of the Reserve Price is detailed below:

S. NO.	PROPERTY	EMD (RS.)	EMD (WORDS)
1.	PROPERTY NO. 1	74,60,00,000/-	Rupees Seventy Four Crore Sixty Lakh only.
2.	PROPERTY NO. 2	2,50,00,000/-	Rupees Two Crore Fifty Lakh only.
3.	PROPERTY NO. 3	1,20,00,000/-	Rupees One Crore Twenty Lakh only.

The Earnest Money Deposit shall be deposited through **DD/ RTGS/ NEFT** to the credit of **“INDIABULLS HOUSING FINANCE LTD.”**, in **AXIS BANK** Account No. **915020016593683**, MICR: **110211019**, IFSC: **UTIB0000131**, **DLF, GURGAON [HR], GURGAON – 122 009** branch, before submitting the tender online. The successful bidder shall deposit **25%** of the Sale Price (less 10% EMD amount paid with the Tender) at the time of acceptance of Bid i.e. either on the same day or not later than the next working day. The balance 75% of the Sale Price is required to be deposited within 15 days from the date of acceptance of the Tender.

SCHEDULE A

[DESCRIPTION OF THE PROPERTIES]

PROPERTY NO. 1

PRIME REAL ESTATE PROJECT TITLED **“PALAIS ROYALE”**, SITUATED AT WORLI ESTATE, LOWER PAREL, MUMBAI CONSISTING OF ALL THAT PIECE AND PARCEL OF LAND BEARING C. S. NOS. 288, 289 (PART), 1/1540 (PART), 2/1540 (PART) AND 3/1540 (PART), COLLECTIVELY FORMING PLOT NOS. 5B + 6 (ADMEASURING APPROX. 28,409.57 SQ. MTR.), EXCEPT 84 + 58 APARTMENTS IN SKY AND MANOR APARTMENTS SITUATED AT WORLI ESTATE, LOWER PAREL DIVISION, MUMBAI SAVE AND EXCEPT THE AREA ADMEASURING APPROX. 4,210 SQ. MTR. REQUIRED FOR PROPOSED CAR PARKING BUILDING ON PLOT NOS. 5B + 6, AREA OCCUPIED BY BUILDING CHITRAKOOT AND VRINDAWAN (RELIANCE BUILDING) CONSUMING F.S.I. OF 1,24,103 SQ. FT. AND THE AREAS REQUIRED TO PROVIDE COMMON ACCESS FROM GANAPATRAO KADAM MARG, N. G. BANSODE MARG AND G. M. BHOSALE MARG TO PLOT NOS. 3, 4, 5B + 6, 7, 9 AND ALSO PLOT NO. 5A.

BOUNDED AS FOLLOWS:

ON EAST : BY PROPOSED PARKING BUILDING AND CHITRAKOOT AND VRINDAWAN BUILDINGS

ON WEST : BY SUB-PLOT NO. 5A FORMING PART OF LARGER PROPERTY.

ON NORTH : BY PLOTS RESERVED FOR MHADA (PLOT NO. 8) AND MUNICIPAL CORPORATION OF GREATER MUMBAI FOR R. G. (PLOT NO. 7), M. P. (PLOT NO. 3) AND P. G. (PLOT NO. 4).

ON SOUTH : BY GANAPATRAO KADAM MARG.

TOGETHER WITH UNDER CONSTRUCTION BUILDING CALLED **“PALAIS ROYALE”**, STRUCTURES THEREON AND ALL PLANT AND MACHINERY ATTACHED TO THE EARTH OR PERMANENTLY FASTENED TO ANYTHING ATTACHED TO THE EARTH, BOTH PRESENT AND FUTURE ALONG WITH FIRST AND EXCLUSIVE CHARGE ON ALL RECEIVABLE/ CASH FLOWS ARISING FROM SALES OF THE AFORESAID PROJECT OF DEVELOPED AREA AS WELL AS PRE-SOLD IN FAVOUR OF THE LENDER.

PROPERTY NO. 2

ALL THE PIECE AND PARCEL OF THE PROPERTY BEARING APARTMENT NO. 65 NE IN UNDER CONSTRUCTION BUILDING PALAIS ROYALE, STRUCTURES THEREON WITH ALL PLANT AND MACHINERY ATTACHED TO EARTH OR PERMANENTLY FASTENED TO OR ATTACHED TO THE EARTH, BOTH PRESENT AND FUTURE.

PROPERTY NO. 3

ALL THE PIECE AND PARCEL OF THE PROPERTY BEARING APARTMENT NO. 21 NE, IN UNDER CONSTRUCTION BUILDING PALAIS ROYALE, STRUCTURES THEREON WITH ALL PLANT AND MACHINERY ATTACHED TO EARTH OR PERMANENTLY FASTENED TO OR ATTACHED TO THE EARTH, BOTH PRESENT AND FUTURE.

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. <https://eauction.npasource.com> and www.indiabullshomeloans.com.

Sd/-

Date: 03.05.2019

AUTHORIZED OFFICER

Place: MUMBAI

INDIABULLS HOUSING FINANCE LTD.

SCHEDULE B

S. NO.	LAN NO	NAME OF BORROWER(S)/ GUARANTOR(S)	LOAN AMOUNT (RS.)	TOTAL OUTSTANDING (RS.)	ROI (% P.A.)	TDS PENDING
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1	S000237985	1. SHREE RAM URBAN INFRASTRUCTURE LTD.	130,00,00,000/-	122,77,71,433/-	22.1	35,62,280/-
2	S000238983	1. SHREE RAM URBAN INFRASTRUCTURE LTD. 2. VIKAS KASLIWAL	200,00,00,000/-	320,10,71,191/-	23.8	79,15,584/-
3	S000239532	1. SHREE RAM URBAN INFRASTRUCTURE LTD. 2. VIKAS KASLIWAL	75,00,00,000/-	105,30,86,963/-	23.8	31,39,581/-
4	S000239621	1. SHREE RAM URBAN INFRASTRUCTURE LTD. 2. VIKAS KASLIWAL	110,00,00,000/-	182,46,47,036/-	23.8	0/-
5	S000239623	1. SHREE RAM URBAN INFRASTRUCTURE LTD. 2. VIKAS KASLIWAL	90,00,00,000/-	150,13,14,873/-	23.8	0/-
6	S000240128	1. SHREE RAM URBAN INFRASTRUCTURE LTD. 2. VIKAS KASLIWAL	110,00,00,000/-	90,47,05,050/-	23.3	20,00,000/-
		TOTAL:	715,00,00,000/-	971,25,96,546/-		1,66,17,445/-