

**APPENDIX IV-A**  
**[See proviso to Rule 8(6)]**

**Sale Notice for sale of immovable property(ies)**

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) 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 Commercial Credit Ltd. [CIN: U65923DL2006PLC150632]** ("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 **26.03.2021** 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. 129,25,54,550/- (Rupees One Hundred and Twenty Nine Crores Twenty Five Lakh Fifty Four Thousand Five Hundred Fifty only)**, i.e. **Rs. 87,09,59,837/- (Rupees Eighty Seven Crores Nine Lakh Fifty Nine Thousand Eight Hundred Thirty Seven only)** towards Loan Account No. **S000240740** and **Rs. 42,15,94,713/- (Rupees Forty Two Crores Fifteen Lakh Ninety Four Thousand Seven Hundred Thirteen only)** towards **Loan Account No. S000240742**, by way of outstanding principal, arrears (including accrued late charges) and interest till **03.03.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **04.03.2021** along with legal expenses and other charges along with pending Tax Deducted at Source of **Rs. 1,51,33,765/- (Rupees One Crore Fifty One Lakh Thirty Three Thousand Seven Hundred Sixty Five only)**, i.e. **Rs. 1,06,49,051/- (One Crore Six Lakh Forty Nine Thousand and Fifty One only)** towards **Loan Account No. S000240740** and **Rs. 44,84,714/- (Rupees Forty Four Lakh Eighty Four Thousand Seven Hundred Fourteen only)** towards Loan Account No. **S000240742**, due to the Secured Creditor from **K. M. SRINIVASMURTHY (PROPRIETOR, ADITHYA DEVELOPERS) and HARSHA SEEDS AND AGRO PRODUCTS (P) LTD.**

The Reserve Price of the immovable Property(ies) will be **Rs. 76,50,00,000/- (Rupees Seventy Six Crores Fifty Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 7,65,00,000/- (Rupees Seven Crores Sixty Five 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 COMMERCIAL CREDIT LTD., Account No. 114505001455 with ICICI Bank Ltd. (IFSC: ICIC00011455), having its branch at B1 and B2, Vanijya Nikunj, Enkay Tower, Phase V, Udyog Vihar, Gurgaon - 122015 (Haryana)** 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)**

**ALL THAT PIECES OR PARCELS OF PROPERTIES/ UNIT(S)/ APARTMENT(S)/ FLAT(S) AS UNDER (CONSTRUCTED/ TO BE CONSTRUCTED) TOGETHER WITH ALL THE PRESENT AND/ OR FUTURE FSI AND ALL THE PRESENT AND/ OR FUTURE STRUCTURES, FURNITURES, FIXTURES, FITTINGS, STANDING AND/ OR PLANT AND MACHINERY INSTALLED/ TO BE INSTALLED AND/ OR CONSTRUCTED/ TO BE CONSTRUCTED THEREON AND ALL THE PRESENT AND FUTURE RIGHTS, TITLE AND/ OR INTERESTS OF MR. K.M. SRINIVASMURTHY BEING THEREIN:**

S.NO.	TOWER	APARTMENT NO.	FLOOR	SBA (IN SQ. FT.)
1	Tower 1	101	1st Floor	1,475
2	Tower 1	104	1st Floor	1,475
3	Tower 1	201	2nd Floor	1,475
4	Tower 1	203	2nd Floor	1,475
5	Tower 1	204	2nd Floor	1,475
6	Tower 1	301	3rd Floor	1,475
7	Tower 1	303	3rd Floor	1,475
8	Tower 1	1201	12th Floor	1,475
9	Tower 1	1202	12th Floor	1,475
10	Tower 1	1203	12th Floor	1,475
11	Tower 1	1204	12th Floor	1,475
12	Tower 1	1401	14th Floor	1,475
13	Tower 1	1402	14th Floor	1,475
14	Tower 1	1403	14th Floor	1,475
15	Tower 1	1404	14th Floor	1,475
16	Tower 2	504	5th Floor	1,475
17	Tower 2	601	6th Floor	1,475
18	Tower 2	602	6th Floor	1,284
19	Tower 2	603	6th Floor	974
20	Tower 2	604	6th Floor	1,475
21	Tower 2	701	7th Floor	1,475
22	Tower 2	702	7th Floor	1,284
23	Tower 2	703	7th Floor	974
24	Tower 2	704	7th Floor	1,475
25	Tower 2	801	8th Floor	1,475
26	Tower 2	802	8th Floor	1,284
27	Tower 2	803	8th Floor	974
28	Tower 2	804	8th Floor	1,475
29	Tower 2	901	9th Floor	1,475
30	Tower 2	902	9th Floor	1,284
31	Tower 2	903	9th Floor	974
32	Tower 2	904	9th Floor	1,475
33	Tower 3	2	Ground Floor	959
34	Tower 3	5	Ground Floor	1,254
35	Tower 3	101	1st Floor	959
36	Tower 3	102	1st Floor	959
37	Tower 3	105	1st Floor	1,254
38	Tower 3	201	2nd Floor	959
39	Tower 3	202	2nd Floor	959
40	Tower 3	203	2nd Floor	1,056
41	Tower 3	204	2nd Floor	945
42	Tower 3	205	2nd Floor	1,254
43	Tower 3	301	3rd Floor	959
44	Tower 3	302	3rd Floor	959
45	Tower 3	303	3rd Floor	1,056
46	Tower 3	304	3rd Floor	945
47	Tower 3	305	3rd Floor	1,254
48	Tower 3	401	4TH FLOOR	959
49	Tower 3	402	4TH FLOOR	959
50	Tower 3	403	4TH FLOOR	1,056
51	Tower 3	404	4TH FLOOR	945
52	Tower 3	405	4TH FLOOR	1,254
53	Tower4	1001	10th Floor	1,254
54	Tower4	1002	10th Floor	945
55	Tower4	1003	10th Floor	1,056
56	Tower4	1004	10th Floor	959
57	Tower4	1005	10th Floor	959
58	Tower4	1101	11th Floor	1,254
59	Tower4	1102	11th Floor	945
60	Tower4	1103	11th Floor	1,056
61	Tower4	1104	11th Floor	959
62	Tower4	1105	11th Floor	959
63	Tower4	1201	12th Floor	1,254
64	Tower4	1202	12th Floor	945
65	Tower4	1203	12th Floor	1,056
66	Tower4	1204	12th Floor	959
67	Tower4	1205	12th Floor	959
68	Tower4	1401	14th Floor	1,254
69	Tower4	1402	14th Floor	945
70	Tower4	1403	14th Floor	1,056
71	Tower4	1404	14th Floor	959
72	Tower4	1405	14th Floor	959
73	Tower 5	501	5th Floor	1,035
74	Tower 5	502	5th Floor	1,321
75	Tower 5	503	5th Floor	1,281
76	Tower 5	504	5th Floor	945
77	Tower 5	505	5th Floor	1,432
78	Tower 5	506	5th Floor	1,432
79	Tower 5	601	6th Floor	1,035
80	Tower 5	602	6th Floor	1,321
81	Tower 5	603	6th Floor	1,281

82	Tower 5	604	6th Floor	945
83	Tower 5	605	6th Floor	1,432
84	Tower 5	606	6th Floor	1,432
85	Tower 5	701	7th Floor	1,035
86	Tower 5	702	7th Floor	1,321
87	Tower 5	703	7th Floor	1,281
88	Tower 5	704	7th Floor	945
89	Tower 5	705	7th Floor	1,432
90	Tower 5	706	7th Floor	1,432
91	Tower 5	801	8th Floor	1,035
92	Tower 5	802	8th Floor	1,321
93	Tower 5	803	8th Floor	1,281
94	Tower 5	804	8th Floor	945
95	Tower 5	805	8th Floor	1,432
96	Tower 5	806	8th Floor	1,432
97	Tower 5	901	9th Floor	1,035
98	Tower 5	902	9th Floor	1,321
99	Tower 6	1	Ground Floor	1,432
100	Tower 6	2	Ground Floor	1,432
101	Tower 6	4	Ground Floor	1,281
102	Tower 6	5	Ground Floor	1,281
103	Tower 6	6	Ground Floor	1,028
104	Tower 6	101	1st Floor	1,432
105	Tower 6	102	1st Floor	1,432
106	Tower 6	104	1st Floor	1,281
107	Tower 6	105	1st Floor	1,281
108	Tower 6	106	1st Floor	1,028
109	Tower 6	201	2nd Floor	1,432
110	Tower 6	202	2nd Floor	1,432
111	Tower 6	203	2nd Floor	945
112	Tower 6	204	2nd Floor	1,281
113	Tower 6	205	2nd Floor	1,281
114	Tower 6	206	2nd Floor	1,028
115	Tower 6	301	3rd Floor	1,432
116	Tower 6	302	3rd Floor	1,432
117	Tower 6	303	3rd Floor	945
118	Tower 6	304	3rd Floor	1,281
119	Tower 6	305	3rd Floor	1,281
120	Tower 6	306	3rd Floor	1,028
121	Tower 6	401	4th Floor	1,432
122	Tower 6	402	4th Floor	1,432
123	Tower 6	403	4th Floor	945
124	Tower 6	404	4th Floor	1,281
125	Tower 7	906	9th Floor	1,254
126	Tower 7	1001	10th Floor	959
127	Tower 7	1002	10th Floor	959
128	Tower 7	1003	10th Floor	551
129	Tower 7	1004	10th Floor	554
130	Tower 7	1005	10th Floor	945
131	Tower 7	1006	10th Floor	1,254
132	Tower 7	1101	11th Floor	959
133	Tower 7	1102	11th Floor	959
134	Tower 7	1103	11th Floor	551
135	Tower 7	1104	11th Floor	554
136	Tower 7	1105	11th Floor	945
137	Tower 7	1106	11th Floor	1,254
138	Tower 7	1201	12th Floor	959
139	Tower 7	1202	12th Floor	959
140	Tower 7	1203	12th Floor	551
141	Tower 7	1204	12th Floor	554
142	Tower 7	1205	12th Floor	945
143	Tower 7	1206	12th Floor	1,254
144	Tower 7	1401	14th Floor	959
145	Tower 7	1402	14th Floor	959
146	Tower 7	1403	14th Floor	551
147	Tower 7	1404	14th Floor	554
148	Tower 7	1405	14th Floor	945
149	Tower 7	1406	14th Floor	1,254
150	Tower 8	1	Ground Floor	1,254
151	Tower 8	5	Ground Floor	959
152	Tower 8	6	Ground Floor	959
153	Tower 8	101	1st Floor	1,254
154	Tower 8	105	1st Floor	959
155	Tower 8	106	1st Floor	959
156	Tower 8	201	2nd Floor	1,254
157	Tower 8	202	2nd Floor	945
158	Tower 8	203	2nd Floor	551
159	Tower 8	204	2nd Floor	554
160	Tower 8	205	2nd Floor	959
161	Tower 8	206	3rd Floor	959
162	Tower 8	301	3rd Floor	1,254
163	Tower 8	302	3rd Floor	945
164	Tower 8	303	3rd Floor	551
165	Tower 8	304	3rd Floor	554
166	Tower 8	305	3rd Floor	959
167	Tower 8	306	3rd Floor	959
168	Tower 8	401	4th Floor	1,254
169	Tower 8	402	4th Floor	945
170	Tower 8	403	4th Floor	551
171	Tower 8	404	4th Floor	554
172	Tower 8	405	4th Floor	959
173	Tower 8	406	4th Floor	959
174	Tower 9	406	4th Floor	1,432
175	Tower 9	501	5th Floor	1,035
176	Tower 9	502	5th Floor	1,321
177	Tower 9	503	5th Floor	1,281
178	Tower 9	504	5th Floor	945
179	Tower 9	505	5th Floor	1,432
180	Tower 9	506	5th Floor	1,432
181	Tower 9	601	6th Floor	1,035
182	Tower 9	602	6th Floor	1,321
183	Tower 9	603	6th Floor	1,281
184	Tower 9	604	6th Floor	945
185	Tower 9	605	6th Floor	1,432
186	Tower 9	606	6th Floor	1,432
187	Tower 9	701	7th Floor	1,035
188	Tower 9	702	7th Floor	1,321
189	Tower 9	703	7th Floor	1,281
190	Tower 9	704	7th Floor	945
191	Tower 9	705	7th Floor	1,432
192	Tower 9	706	7th Floor	1,432
193	Tower 9	801	8th Floor	1,035
194	Tower 9	802	8th Floor	1,321
195	Tower 9	803	8th Floor	1,281
196	Tower 9	804	8th Floor	945
197	Tower 9	805	8th Floor	1,432
198	Tower 9	806	8th Floor	1,432
199	Tower 9	901	9th Floor	1,035

200	Tower 10	904	9 Floor	1,281
201	Tower 10	905	9 Floor	1,281
202	Tower 10	906	9 Floor	1,028
203	Tower 10	1001	10 Floor	1,432
204	Tower 10	1002	10 Floor	1,432
205	Tower 10	1003	10 Floor	945
206	Tower 10	1004	10 Floor	1,281
207	Tower 10	1005	10 Floor	1,281
208	Tower 10	1006	10 Floor	1,028
209	Tower 10	1101	11 Floor	1,432
210	Tower 10	1102	11 Floor	1,432
211	Tower 10	1103	11 Floor	945
212	Tower 10	1104	11 Floor	1,281
213	Tower 10	1105	11 Floor	1,281
214	Tower 10	1106	11 Floor	1,028
215	Tower 10	1201	12 Floor	1,432
216	Tower 10	1202	12 Floor	1,432
217	Tower 10	1203	12 Floor	945
218	Tower 10	1204	12 Floor	1,281
219	Tower 10	1205	12 Floor	1,281
220	Tower 10	1206	12 Floor	1,028
221	Tower 10	1401	14 Floor	1,432
222	Tower 10	1402	14 Floor	1,432
223	Tower 10	1403	14 Floor	945
224	Tower 10	1404	14 Floor	1,281
225	Tower 10	1405	14 Floor	1,281
226	Tower 11	1406	14 Floor	1,028
227	Tower 11	001	Ground Floor	959
228	Tower 11	002	Ground Floor	959
229	Tower 11	005	Ground Floor	959
230	Tower 11	006	Ground Floor	605
231	Tower 11	101	1 Floor	959
232	Tower 11	102	1 Floor	