

APPENDIX- IV-A

[Refer proviso to Rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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 (“**SARFAESI Act**”) read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 (“**SARFAESI Rules**”).

Notice is hereby given to the public in general and in particular to the Ambience Commercial Developers Private Limited (“**Borrower**”) ; (ii) Ambience Power Projects Private Limited, Master Buildwell Private Limited, Armaan Buildcon Private Limited, Littlevalley Promoters Private Limited, Ambience Overseas Private Limited, Skyvalley Buildcon Private Limited, Ambience Highway Developers Private Limited, Moonvalley Realtors Private Limited, Grandvalley Realtors Private Limited, Greenvalley Realtors Private Limited (“**Co-Borrowers**”); and (iii) Raj Singh Gehlot (“**Guarantor**”) that the below described immovable property mortgaged / charged to **Deutsche Bank AG (“DB”)** banking company within the definition of “bank” as provided under Section 2(c) of the SARFAESI Act, **Indiabulls Housing Finance Ltd. (“IHFL”)** [CIN: **L65922DL2005PLC136029**] & **Indiabulls Commercial Credit Ltd., (“ICCL”)** [CIN: **U65923DL2006PLC150632**] (DB, IHFL and ICCL are collectively referred to as the “**Secured Creditors**”) the constructive possession of which has been taken by the Authorised Officers of the Secured Creditors for and on behalf of the Secured Creditors, will be sold on “As is where is”, “As is what is”, “Whatever there is” basis on 05.09.2022 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

- (i) **INR 6,887,859,066.06** as on 27.07.2022 due to DB from the Borrower, Co-Borrowers (save and except Ambience Power Projects Private Limited and Master Buildwell Private Limited) and Guarantor;
- (ii) **INR 2,578,801,895.00** as on 29.07.2022 due to IHFL from the Borrower, Co-Borrowers (save and except Ambience Power Projects Private Limited and Master Buildwell Private Limited) and Guarantor; and
- (iii) **INR 23,70,701,762.00** as on 29.07.2022 due to ICCL from the Borrower, Ambience Power Projects Private Limited, Master Buildwell Private Limited and Guarantor.

The Reserve Price of the immovable Property will be **Rs. 2900,00,00,000/- (Rupees Two Thousand Nine Hundred Crore only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 290,00,00,000/- (Rupees Two Hundred Ninety Crore 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 ESCROW ACC-INDIABULLS HSG FNC LTD, Account Number: 0121053002, Bank Name: Deutsche Bank AG, Mumbai, IFSC Code: DEUT0784BBY, before submitting the bid 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 bid) 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 into the same account mentioned above.

DESCRIPTION OF THE IMMOVABLE PROPERTY(IES)

ALL THAT PIECES OR PARCELS OF LAND/PROPERTIES BEING COMMERCIAL PLOT OF LAND BEARING PLOT NO. 2, NELSON MANDELA MARG, VASANT KUNJ, PHASE – II, NEW DELHI WITH AREA ADMEASURING 33,415 SQ. MTRS. OR THEREABOUTS OWNED BY “AMBIENCE COMMERCIAL DEVELOPERS PRIVATE LIMITED” (FORMERLY KNOWN AS “AMBIENCE DEVELOPERS PRIVATE LIMITED”) TOGETHER WITH ALL THE PRESENT AND/OR FUTURE STRUCTURES, BUILDINGS, 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 FSI, INCLUDING BUT NOT LIMITED TO AMBIENCE MALL THEREON WITH TOTAL LEASABLE AREA (IN SQ. FT.) ADMEASURING 12,44,419 (GROUND FLOOR = 239,956, UPPER GROUND FLOOR = 373,666, FIRST FLOOR = 206,973, SECOND FLOOR = 183,279, THIRD FLOOR = 240,545) AND ANY FUTURE RIGHTS, TITLE AND/OR INTERESTS ACCRUING IN FAVOUR OF “AMBIENCE COMMERCIAL DEVELOPERS PRIVATE LIMITED” (FORMERLY KNOWN AS “AMBIENCE DEVELOPERS PRIVATE LIMITED”) OVER SAID PARCEL OF LAND AND BUTTED AND BOUNDED BY:

EAST - NELSON MANDELAROAD

WEST - ROAD

NORTH - PLOT NO. 3, SHOPPING MALL, VASANT KUNJ-PHASE II

SOUTH - PLOT NO. I, SHOPPING MALL, VASANT KUNJ, PHASE-II

1. The cut-off time for submitting the bid along with the EMD is 1.00 p.m. on 05.09.2022.

2. Date and time of e-auction - The e-auction will take place through portal **www.auctionfocus.in** on 05.09.2022 between 2.00 to 4.00 PM with unlimited extensions of 5 minutes each till sale is concluded.

The e-tenders should be accompanied with EMD remittance details. EMD should be remitted through DD/ RTGS/ NEFT or through any other proper banking channels to the credit and in favour of ESCROW ACC-INDIABULLS HSG FNC LTD, Account Number: 0121053002, Bank Name: Deutsche Bank AG, Mumbai, IFSC Code: DEUT0784BBY without time lag, failing which the tender becomes disqualified. E-tender applications can be submitted online through the portal **www.auctionfocus.in** on or before the closing time. Contact detail for auction purchasers to obtain assistance on e-auction process is 9899662621.

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor - IHFL i.e. www.indiabulls.com and **www.auctionfocus.in**.

Sd/-

Date : 01.08.2022

Authorized officer

Place: NEW DELHI

INDIABULLS HOUSING FINANCE LTD.