

**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 on **27.12.2019**, for recovery of **Rs 12,72,81,319/- (Rupees Twelve Crore Seventy Two Lakh(s) Eighty One Thousand Three Hundred Nineteen Only)** against Loan Account No. **HLAPLOW00190280 "Loan Agreement No. 1"**; **Rs 27,88,41,454/- (Rupees Twenty Seven Crore Eighty Eight Lakh(s) Forty One Thousand Four Hundred Fifty Four Only)** against Loan Account No. **HLAPLOW00089583 "Loan Agreement No. 2" AND Rs 11,42,07,867/- (Rupees Eleven Crore Forty Two Lakh(s) Seven Thousand Eight Hundred Sixty Seven Only)** against Loan Account No. **HLAPLOW00479466 "Loan Agreement No. 3"**; total amounting to **Rs. 52,03,30,640/- (Rupees Fifty Two Crore Three Lakhs Thirty Thousand Six Hundred Forty Only)** by way of outstanding principal, arrears (including accrued late charges) and interest till **14.11.2019** along with applicable future interest in terms of the loan agreement w.e.f. **15.11.2019**, due to the Secured Creditor from **SONY MONY DEVELOPERS PVT. LTD, SONY MONY ELECTRONICS LIMITED, RAMESH PREMJI SHAH AND TALAKSHI PREMJI SHAH** The Reserve Price for the auction of the Property is **Rs. 83,05,00,000/- (Rupees Eighty Three Crore Five Lakh Only)** and the Earnest Money Deposit is **Rs. 8,30,50,000/- (Rupees Eight Crore Thirty Lakh Fifty Thousand Only)** i.e. 10% of the Reserve Price, which shall be deposited through **DD/ RTGS/ NEFT** to the credit of "**INDIABULLS HOUSING FINANCE LTD.**", in **HDFC BANK** Account No. **00030340054538**, MICR: **110240001**, IFSC: **HDFC0000003**, **G-3-4, SURYAKIRAN BUILDING, 19, KASTUBA GANDHI MARG, NEW DELHI - 110001** 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**

**SHOP/OFFICE PREMISES BEARING NO. 1 ADMEASURING ABOUT (BASEMENT 752 SQUARE FEET BUILT UP AREA, GROUND FLOOR 792 SQUARE FEET BUILT UP AREA AND FIRST FLOOR 889 SQUARE FEET BUILT UP AREA) IN THE BUILDING KNOWN AS "ACME REGENCY", NEAR IRLA BRIDGE, S V ROAD, VILEPARLE WEST, MUMBAI – 400056, MAHARASHTRA.**

**PROPERTY NO.2**

**SHOP/OFFICE PREMISES BEARING NO. 2 ADMEASURING ABOUT (BASEMENT 935.28 SQUARE FEET BUILT UP AREA, GROUND FLOOR 903 SQUARE FEET BUILT UP AREA AND FIRST FLOOR 1042 SQUARE FEET BUILT UP AREA) IN THE BUILDING KNOWN AS "ACME REGENCY", NEAR IRLA BRIDGE, S V ROAD, VILEPARLE WEST, MUMBAI – 400056, MAHARASHTRA.**

**PROPERTY NO.3**

**SHOP/OFFICE PREMISES BEARING NO. 3 ADMEASURING ABOUT (BASEMENT 1025 SQUARE FEET BUILT UP AREA, GROUND FLOOR 919 SQUARE FEET BUILT UP AREA AND FIRST FLOOR 1109 SQUARE FEET BUILT UP AREA) IN THE BUILDING KNOWN AS "ACME REGENCY", NEAR IRLA BRIDGE, S V ROAD, VILEPARLE WEST, MUMBAI – 400056, MAHARASHTRA.**

**PROPERTY NO.4**

**SHOP/OFFICE PREMISES BEARING NO. 4 ADMEASURING ABOUT (BASEMENT 1025 SQUARE FEET BUILT UP AREA, GROUND FLOOR 909 SQUARE FEET BUILT UP AREA AND FIRST FLOOR 1001 SQUARE FEET BUILT UP AREA) IN THE BUILDING KNOWN AS "ACME REGENCY", NEAR IRLA BRIDGE, S V ROAD, VILEPARLE WEST, MUMBAI – 400056, MAHARASHTRA.**

**PROPERTY NO.5**

**SHOP/OFFICE PREMISES BEARING NO. 5 ADMEASURING ABOUT (BASEMENT 1025 SQUARE FEET BUILT UP AREA, GROUND FLOOR 919 SQUARE FEET BUILT UP AREA AND FIRST FLOOR 919 SQUARE FEET BUILT UP AREA) IN THE BUILDING KNOWN AS "ACME REGENCY", NEAR IRLA BRIDGE, S V ROAD, VILEPARLE WEST, MUMBAI – 400056, MAHARASHTRA. THE ABOVE MENTIONED SHOPS (SHOP 1 TO 5) ARE SITUATED ON ALL THAT PIECE AND PARCEL OF LAND, GROUND AND BUILDING STANDING THEREON AND BEARING SURVEY NO. 193A, HISSA NO.3 (PT), 4 (PT), 7 (PT) AND 11 (PT) AND BEARING HISSA NO. 193B (PT) AND BEARING CTS NO. 423 OF VILLAGE VILE PARLE WITHIN THE REGISTRATION DISTRICT AND SUB DISTRICT AND SUB DISTRICT OF BOMBAY CITY AND BOMBAY SUBURBAN CONTAINING BY ADMEASUREMENTS 2632 SQUARE YARDS EQUIVALENT TO 2201 SQUARE METERS. THERE ABOUT AND BEING LYING SITUATE OPPOSITE S.V. ROAD, VILE PARLE WEST, MUMBAI AND BOUNDED AS FOLLOWS:**

**ON THE NORTH SIDE : PROPERTY BEARING SURVEY NO. 193B HISSA NO. 1 (PT) 4 (PT) AND 6 (PT)**

**ON THE SOUTH SIDE : PROPERTY BEARING SURVEY NO. 193A HISSA NO. 1B**

**ON THE EAST SIDE : S.V. ROAD**

**ON THE WEST SIDE : PROPERTY BEARING SURVEY NO. 193A HISSA NO. 6 AND 10**

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](http://www.indiabullshomeloans.com).

**Date : 16.11.2019**

**Sd/**  
**Authorized Officer**

**Place : MUMBAI**

**INDIABULLS HOUSING FINANCE LIMITED**