

APPENDIX IV A

[See proviso to Rule 8(6)]

Sale Notice for sale of Immovable Property

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) 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 **30.09.2022 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 **Rs. 52,48,38,067/- (Rupees Fifty Two Crore Forty Eight Lakh Thirty Eight Thousand Sixty Seven only)** i.e. **Rs. 31,90,16,958/- (Rupees Thirty One Crore Ninety Lakh Sixteen Thousand Nine Hundred Fifty Eight only)** pending towards Loan Account No. **HLAPLPM00277931**; and **Rs. 20,58,21,109/- (Rupees Twenty Crore Fifty Eight Lakh Twenty One Thousand One Hundred Nine only)** pending towards Loan Account No. **HLAPLPM00353643**, by way of outstanding principal, arrears (including accrued late charges) and interest till **09.09.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **10.09.2022** along with legal expenses and other charges due to the Secured Creditor from **Ramesh Ghamandiram Gowani, Nidarshana Gowani, Royal Traders (Through its Partners) and Kamala Mills Limited.**

The Reserve Price of the Immovable Property will be **Rs. 66,00,00,000/- (Rupees Sixty Six Crore only)** and the Earnest Money Deposit ("EMD") will be **Rs. 6,60,00,000/- (Rupees Six Crore Sixty 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 HOUSING FINANCE LIMITED**, Account No. **00000040428645185** with State Bank of India (IFSC: **SBIN0004079**), having its branch at **COM. BR. GURGAON(04079)**, 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

Entire 3rd Floor (Lower And Upper Level) Building "A" Known as Trade House constructed On Plot bearing C.S No. 448 of Lower Parel Division, 'G' South Ward situated in Kamala City, Senapati Bapat Marg , Lower Parel, Mumbai, Maharashtra-400013 owned by Royal Traders as described below:

(1) On 3rd Floor Level Office area admeasuring 1489.71 Sq Mtrs. alongwith Open Terrace area admeasuring 1162.80 Sq Mtrs.

(2) On 3rd Floor Upper Level Office area admeasuring 1027.41 Sq Mtrs alongwith Open Terrace area admeasuring 91.54 Sq Mtrs; and

(3) Entrance Lobby admeasuring 79.39 Sq Mtrs.

Along with 20 Car Parkings Space.

Land is bounded by:

East: BKT House

West: Trade Point

North: Times Tower

South: Under Construction Building."

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 : 09.09.2022

Sd/

Place : MUMBAI

Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED