

APPENDIX IV A

[See proviso to Rule 8(6)]

Sale Notice for sale of Immovable Properties

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) 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 Properties 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. 17,96,26,803/- (Rupees Seventeen Crore Ninety Six Lakh Twenty Six Thousand Eight Hundred Three only)** pending towards Loan Account No. **HLAPLPM00324852**, 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), Kamala Mills Limited, Fasqua Investment Private Limited, Rajdulari Builders And Developers Pvt. Ltd., Ravi S. Bhandari and Trishla Advisory Services Pvt. Ltd.**

The Reserve Price of the Immovable Properties will be **Rs. 24,00,00,000/- (Rupees Twenty Four Crore only)** and the Earnest Money Deposit ("EMD") will be **Rs. 2,40,00,000/- (Rupees Two Crore Forty 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 PROPERTIES**PROPERTY 1:**

Amalgamated Flats bearing Numbers 602 and 702 situated on the 6th Floor, in the Building known as "Chandrasagar Apartment" of the Society known as Worli Tekdi Sahakari Girha Nirman Sanstha Limited situated at Property bearing C.S Number 7(Pt), 46(Pt), and 53(Pt) of the Worli Division in the Registration District of the Mumbai City, Lal Bahadur Shastri Garden, Worli Hill, Mumbai, Maharashtra-400018.

PROPERTY 2 :

Amalgamated Flats bearing Numbers 601 And 701 Situated On The 6th Floor, in the Building known as "Chandrasagar Apartment" of the Society known as Worli Tekdi Sahakari Girha Nirman Sanstha Limited situated at Property bearing C.S Number 7(Pt), 46(Pt), and 53(Pt) of the Worli Division in the Registration District of the Mumbai City, Lal Bahadur Shastri Garden, Worli Hill, Mumbai, Maharashtra-400018.

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**Place : MUMBAI****Sd/****Authorized Officer****INDIABULLS HOUSING FINANCE LIMITED**