

## APPENDIX IV A

[See 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 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 **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 **29.08.2022** 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. 11,60,55,263/- (Rupees Eleven Crore Sixty Lakh Fifty Five Thousand Two Hundred Sixty Three only)** pending towards the Loan Account No. **HLAPVSH00282060**, by way of outstanding principal, arrears (including accrued late charges) and interest till **22.07.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **23.07.2022** along with legal expenses and other charges due to the Secured Creditor from **Ramesh Hiralal Sharma, Syncroute Infranet Private Limited (Through Director), Rahul Ramesh Sharma and Deepak Lal Bhagchandaney.**

The Reserve Price of the Immovable Property will be **Rs. 11,00,00,000/- (Rupees Eleven Crore only)** and the Earnest Money Deposit ("EMD") will be **Rs. 1,10,00,000/- (Rupees One Crore Ten 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

**All that piece and parcel of the premises in the Building No. 19 (A- Wing) constructed on the Property bearing Premises No. 501- C on 5th Floor in the Project called 'Pinnacle Corporate Park', Building No. 19 (A- Wing), admeasuring 3266 Sq. Ft. (equivalent to 303.53 Sq. Mtr.) of carpet area inclusive of toilet, niches, electric room, ahu, etc., including one car parking space in stack car parking system in the basement of the 'Pinnacle Corporate Park', Building No. 19 (A- Wing), Bandra Kurla Complex, Bandra (East), Mumbai- 400051, Maharashtra.**

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](http://www.indiabullshomeloans.com) and [www.auctionfocus.in](http://www.auctionfocus.in)

Date : 22.07.2022

Place : MUMBAI

Sd/

Authorized Officer

INDIABULLS HOUSING FINANCE LIMITED