

# Indiabulls

## HOUSING FINANCE

THROUGH COURIER/E-MAIL

Ref. No.: 17364/ H LAPLOW00373831

December 09, 2023

To,

1. ZAKARIA FAROUK DARVESH  
ALIAS ZAKARIA MOHAMED FAROUK DARVESH  
HOOR MAZIL, 7, PERRY CROSS ROAD  
BANDRA WEST, MUMBAI  
MAHARASHTRA - 400053

ALSO AT:-

ZAKARIA FAROUK DARVESH  
ALIAS ZAKARIA MOHAMED FAROUK DARVESH  
DIRECTOR  
FSD BUILDING MATERIALS PVT LTD  
ASSOCIATE HOUSE, 85-A  
SANT SAVTA MARG, BYCULLA EAST  
MAHARASHTRA-400010

ALSO AT:-

ZAKARIA FAROUK DARVESH  
ALIAS ZAKARIA MOHAMED FAROUK DARVESH  
DIRECTOR  
FSD LIFESPACES PVT LTD  
ASSOCIATE HOUSE, 85-A  
SANT SAVTA MARG, BYCULLA EAST  
MAHARASHTRA-400010

ALSO AT:-

ZAKARIA FAROUK DARVESH  
ALIAS ZAKARIA MOHAMED FAROUK DARVESH  
PARTNER  
FSD FAMILY HOME LLP  
ASSOCIATE HOUSE, 85-A  
SANT SAVTA MARG, BYCULLA EAST  
MAHARASHTRA-400010

ALSO AT:-

ZAKARIA FAROUK DARVESH  
ALIAS ZAKARIA MOHAMED FAROUK DARVESH  
OFFICE NO. 4B, SECOND FLOOR, WING B  
BUILDING KALDONIA  
SAHAR ROAD, ANDHERI EAST  
MUMBAI-400069, MAHARASHTRA

2. HANIFA FAROUK DARVESH  
HOOR MAZIL, 7, PERRY CROSS ROAD  
BANDRA WEST, MUMBAI  
MAHARASHTRA - 400053

ALSO AT:-

HANIFA FAROUK DARVESH  
DIRECTOR  
FSD BUILDING MATERIALS PVT LTD  
ASSOCIATE HOUSE, 85-A  
SANT SAVTA MARG, BYCULLA EAST  
MAHARASHTRA-400010

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ALSO AT:-

HANIFA FAROUK DARVESH  
DIRECTOR  
FSD LIFESPACES PVT LTD  
ASSOCIATE HOUSE, 85-A  
SANT SAVTA MARG, BYCULLA EAST  
MAHARASHTRA-400010

ALSO AT:-

HANIFA FAROUK DARVESH  
PARTNER  
FSD FAMILY HOME LLP  
ASSOCIATE HOUSE, 85-A  
SANT SAVTA MARG, BYCULLA EAST  
MAHARASHTRA-400010

ALSO AT:-

HANIFA FAROUK DARVESH  
OFFICE NO. 4B, SECOND FLOOR, WING B  
BUILDING KALDONIA  
SAHAR ROAD, ANDHERI EAST  
MUMBAI-400069, MAHARASHTRA

3. FSD LIFESPACES PVT LTD  
ASSOCIATE HOUSE, 85-A  
SANT SAVTA MARG, BYCULLA EAST  
MAHARASHTRA-400010

ALSO AT:-

FSD LIFESPACES PVT LTD  
OFFICE NO. 4B, SECOND FLOOR, WING B  
BUILDING KALDONIA  
SAHAR ROAD, ANDHERI EAST  
MUMBAI-400069, MAHARASHTRA

4. FSD BUILDING MATERIALS PVT LTD  
ASSOCIATE HOUSE, 85-A  
SANT SAVTA MARG, BYCULLA EAST  
MAHARASHTRA-400010

ALSO AT:-

FSD BUILDING MATERIALS PVT LTD  
OFFICE NO. 4B, SECOND FLOOR, WING B  
BUILDING KALDONIA  
SAHAR ROAD, ANDHERI EAST  
MUMBAI-400069, MAHARASHTRA

5. FSD FAMILY HOME LLP  
ASSOCIATE HOUSE, 85-A  
SANT SAVTA MARG, BYCULLA EAST  
MAHARASHTRA-400010



**ALSO AT:-**  
FSD FAMILY HOME LLP  
OFFICE NO. 4B, SECOND FLOOR, WING B  
BUILDING KALÉDONIA  
SAHAR ROAD, ANDHERI EAST  
MUMBAI-400069, MAHARASHTRA

EMAIL ID: - [zakaria@fsd.com](mailto:zakaria@fsd.com)

**SUB.: SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) AND PROVISIO  
THERETO OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002  
IN RELATION TO THE PROPERTY BEING OFFICE NO. 4B, SECOND FLOOR,  
WING B, BUILDING KALÉDONIA, SAHAR ROAD, ANDHERI EAST, MUMBAI-  
400069, MAHARASHTRA (“Mortgaged Property more particularly  
described in Schedule ‘A’ attached herewith”).**

Re.: Loan Account No. H LAPLOW00373831

Dear Ma’am/ Sir,

The Authorised Officer of **Indiabulls Housing Finance Ltd.** (“**Secured Creditor**”) hereby informs you that the proceedings under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 have already been initiated in relation to the Mortgaged Property (more particularly described in ‘**Schedule A**’ attached herewith), the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor.

The Authorised Officer of the Secured Creditor hereby serves on you this Notice of Sale of **15** days after which the Mortgaged Property will be sold by way of Private Treaty strictly on “**as is where is**”, “**as is what is**” and “**whatever there is**” basis, for recovery of **Rs. 10,93,43,639/- (Rupees Ten Crore Ninety Three Lakh Forty Three Thousand Six Hundred Thirty Nine only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **08.12.2023** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **09.12.2023** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs. 6,50,00,000/- (Rupees Six Crore Fifty Lakh only)**.

In view of the aforesaid, the Authorised Officer of the Secured Creditor is issuing this Notice of Sale in conformity with Rule 8(6) read with Rule 9(1) and Proviso Thereto of the Security Interest (Enforcement) Rules, 2002.

Yours truly,

  
**AUTHORISED OFFICER  
INDIABULLS HOUSING FINANCE LTD.**

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**SCHEDULE A**  
**(Description of the Immovable Property)**

OFFICE NO. 4B ON THE 2<sup>ND</sup> FLOOR, ADMEASURING 314.38 SQ. MTRS. EQUIVALENT TO 3384 SQ. FT (CARPET AREA) OF THE BUILDING/COMPLEX KNOWN AS "KALEDONIA" TOGETHER WITH 2 CAR PARKING SPACES AS PER PLAN ANNEXED SITUATED AT SAHAR ROAD, OFF WESTERN EXPRESS HIGHWAY, ANDHERI (E) MUMBAI- 400069, CONSTRUCTED ON LAND ADMEASURING ABOUT 9938.81 SQ. MTRS. OR THEREABOUTS AND BEARING CTS NOS. 16,17 AND 19 (NOW BEARING CTS NO. 12 A/5), OF VILLAGE VILE PARLE, TALUKA ANDHERI (EAST) IN THE REGISTRATION DISTRICT AND SUB-DISTRICT OF MUMBAI SUBURBAN AND IN THE DISTRICT OF MUMBAI CITY AND SUBURBAN.

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Yours truly,

  
AUTHORISED OFFICER  
INDIABULLS HOUSING FINANCE LTD.