

Indiabulls

HOUSING FINANCE

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THROUGH COURIER/E-MAIL

Ref. No.: 17364/ H LAPLOW00373831

August 24, 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

57936

ALSO AT:-

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

ALSO AT:-

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

ALSO AT:-

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

EMAIL ID: - 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 KALDONIA, SAHAR ROAD, ANDHERI EAST,
MUMBAI-400069, MAHARASHTRA (*"Mortgaged Property more
particularly described in Schedule 'A' attached herewith"*).**

Re.: Loan Account No. HLAPLOW00373831


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 **constructive 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. 10,53,50,483/- (Rupees Ten Crore Fifty Three Lakh Fifty Thousand Four Hundred Eighty Three only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **23.08.2023** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **24.08.2023** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs. 6,40,00,000/- (Rupees Six Crore Forty 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.**

SCHEDULE A

(Description of the Immovable Property)

OFFICE NO. 4B ON THE 2ND 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.

Yours truly,


AUTHORISED OFFICER
INDIABULLS HOUSING FINANCE LTD.