

Indiabulls

HOUSING FINANCE

E-MAIL

Ref. No.: 11541 / S000239348

31.03.2020

To,

1. **AAGRAHA BUILDERS PVT. LTD.,**
43-B, THIRD FLOOR, BHIWANDIWALA BUILDING,
G. M. BHOSALE MARG, WORLI NAKA,
MUMBAI – 400018 (MAHARASHTRA).
ALSO AT:
AAGRAHA BUILDERS PVT. LTD.,
GROUND FLOOR, 99, NIRANJAN, MARINE LINES,
MUMBAI – 400002 (MAHARASHTRA).
2. **SHREE RAM URBAN INFRASTRUCTURE LTD.**
(CORPORATE GUARANTOR)
SHREE RAM MILLS PREMISES, GANPATRAO KADAM MARG,
LOWER PAREL, MUMBAI – 400013 (MAHARASHTRA).
3. **VIKAS KASLIWAL**
(GUARANTOR)
FLAT NO. 17, FOURTH FLOOR, G. DESHMUKH MARG,
PEDDAR ROAD, MUMBAI – 400026 (MAHARASHTRA).
ALSO AT:
VIKAS KASLIWAL
(GUARANTOR)
C/O SHREE RAM URBAN INFRASTRUCTURE LTD.,
SHREE RAM MILLS PREMISES, GANPATRAO KADAM MARG,
LOWER PAREL, MUMBAI – 400013 (MAHARASHTRA).





4. **PRODUCTIVE DEVELOPERS PVT. LTD.,
S.K.M. FABRICS, ANDHERI PREMISES,
PLOT NO. 115/1 TO 3, R. K. PARAMHANS MARG,
ANDHERI (E), MUMBAI - 400069 (MAHARASHTRA).**
5. **EMPOWERING REALTORS PVT. LTD.,
S.K.M. FABRICS, ANDHERI PREMISES,
PLOT NO. 115/1 TO 3, R. K. PARAMHANS MARG,
ANDHERI (E), MUMBAI - 400069 (MAHARASHTRA).**
6. **CHARMING REALTORS PVT. LTD.,
RAAJ CHAMBERS, PLOT NO. 115/1 TO 3, R. K. PARAMHANS MARG,
ANDHERI (E), MUMBAI - 400069 (MAHARASHTRA).**
7. **SIGMA LEISURE PVT. LTD.,
FLAT NO. 207, 85, BHAVESHWAR TERRACE,
DR. ANNIE BESANT ROAD, WORLI NAKA,
MUMBAI - 400018 (MAHARASHTRA).**
8. **NOURISHING HOSPITALITY PVT. LTD.,
S.K.M. FABRICS, ANDHERI PREMISES,
PLOT NO. 115/1 TO 3, R. K. PARAMHANS MARG,
ANDHERI (E), MUMBAI - 400069 (MAHARASHTRA).**
9. **DETERMINED HOSPITALITY PVT. LTD.,
SHREE RAM MILLS PREMISES, GATE NO. 2,
GANPATRAO KADAM MARG, LOWER PAREL,
MUMBAI - 400013 (MAHARASHTRA).**
ALL ALSO AT:
10. **UNIT NO. 41 NE (NORTH EAST), LEVEL 41, SKY APARTMENT,
PALAIS ROYALE, LOWER PAREL, G. K. MARG, WORLI,
MUMBAI - 400018 (MAHARASHTRA).**
11. **UNIT NO. 41 SE (SOUTH EAST), LEVEL 41, SKY APARTMENT,
PALAIS ROYALE, LOWER PAREL, G. K. MARG, WORLI,
MUMBAI - 400018 (MAHARASHTRA).**
12. **UNIT NO. 62 NW (NORTH WEST), LEVEL 62, SKY APARTMENT,
PALAIS ROYALE, LOWER PAREL, G. K. MARG, WORLI,
MUMBAI - 400018 (MAHARASHTRA).**



13. UNIT NO. 63 SE (SOUTH EAST), LEVEL 63, SKY APARTMENT,
PALAIS ROYALE, LOWER PAREL, G. K. MARG, WORLI,
MUMBAI – 400018 (MAHARASHTRA).
14. UNIT NO. 65 NW (NORTH WEST), LEVEL 65, SKY APARTMENT,
PALAIS ROYALE, LOWER PAREL, G. K. MARG, WORLI,
MUMBAI – 400018 (MAHARASHTRA).
15. UNIT NO. 65 SE (SOUTH EAST), LEVEL 65, SKY APARTMENT,
PALAIS ROYALE, LOWER PAREL, G. K. MARG, WORLI,
MUMBAI – 400018 (MAHARASHTRA).

e-Mail ID(s): jeevraj@sruil.com
skl@sruil.com

**SUB.: NOTICE OF SALE UNDER RULE 8(6) OF THE SECURITY INTEREST
(ENFORCEMENT) RULES, 2002 IN RELATION TO THE MORTGAGED PROPERTY
MORE PARTICULARLY DESCRIBED IN SCHEDULE ATTACHED HEREWITH.**

Re.: Loan Account No. S000239348.

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 ("**SARFAESI Act**") have already been initiated in relation to the mortgaged Property more particularly described in **SCHEDULE** attached herewith, the existing unfinished/ under constructed structure of the units along with the rights, title and interests, including the right to construct, own and possess the below described units in terms of the allotment letter(s) thereof (collectively called "**Property under Sale**"). The **constructive possession** of the mortgaged Property had 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 **30** days after which the Property under Sale will be sold by way of private treaty strictly on "**as is where is**", "**as is what is**", "**whatever there is**" and "**without any recourse**" basis for recovery of **Rs. 80,50,00,000/- (Rupees Eighty Crore Fifty Lakh only)** pending towards the captioned Loan Account by way of outstanding principal, arrears (including accrued late charges) and interest till **27.03.2020** along with applicable future interest @ **23.80%** per annum w.e.f. **28.03.2020**, along with legal expenses and other charges.



The Price for the Property under Sale will be as under.

S. NO.	UNIT NO.	SIDE	TYPE	LEVEL	CARPET AREA (IN SQ. MTR.)	PRICE (RS.)
1.	41 NE	NORTH EAST	SKY APARTMENT	41	450.17	2,28,00,000/-
2.	41 SE	SOUTH EAST	SKY APARTMENT	41	450.17	3,20,00,000/-
3.	62 NW	NORTH WEST	SKY APARTMENT	62	450.17	4,89,00,000/-
4.	63 SE	SOUTH EAST	SKY APARTMENT	63	450.17	4,48,00,000/-
5.	65 NW	NORTH WEST	SKY APARTMENT	65	450.17	4,48,00,000/-
6.	65 SE	SOUTH EAST	SKY APARTMENT	65	450.17	4,89,00,000/-
TOTAL					2,701.02	24,22,00,000/-

In view of the aforesaid, the Authorised Officer of the Secured Creditor is issuing this notice of sale in conformity with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 to sell the Property under Sale.

Yours Truly,

For **Indiabulls Housing Finance Ltd.**


Authorized Officer

SCHEDULE

(Description of the Immovable Property(ies))

ALL THAT PIECES OR PARCELS OF PROPERTIES AS UNDER TOGETHER WITH ALL FURNITURE, FIXTURES, FITTINGS, STANDING AND/ OR PLANT AND MACHINERY INSTALLED/ TO BE INSTALLED AND/ OR CONSTRUCTED/ TO BE CONSTRUCTED THEREON AND ALL PRESENT AND FUTURE TITLE, INTERESTS AND RIGHTS OF AAGRAHA BUILDERS PVT. LTD. THEREIN, INCLUDING THE RIGHT TO CONSTRUCT, OWN AND POSSESS THE BELOW DESCRIBED UNITS IN TERMS OF THE ALLOTMENT LETTER(S) THEREOF:





S. NO.	UNIT NO.	SIDE	TYPE	LEVEL	CARPET AREA* (IN SQ. MTR.)
1.	41 NE	NORTH EAST	SKY APARTMENT	41	450.17
2.	41 SE	SOUTH EAST	SKY APARTMENT	41	450.17
3.	62 NW	NORTH WEST	SKY APARTMENT	62	450.17
4.	63 SE	SOUTH EAST	SKY APARTMENT	63	450.17
5.	65 NW	NORTH WEST	SKY APARTMENT	65	450.17
6.	65 SE	SOUTH EAST	SKY APARTMENT	65	450.17
TOTAL					2,701.02

CARPET AREA IS CALCULATED NOT INCLUDING THE FIRE ESCAPE PASSAGE, REFUGE (TERRACE)/ MOAT/ SERVICE AREAS), WHICH ADMEASURES 280.79 SQ. MTR. AND FORMS PART OF THE COMMON AREA.

AGGREGATING IN ALL APPROXIMATELY 2,701.02 SQ. MTR. (CARPET AREA), IN THE PROJECT CURRENTLY NAMED "PALAIS ROYALE" CONSTRUCTED ON THE FOLLOWING LAND ("SAID LAND") TOGETHER WITH PROPORTIONATE UNDIVIDED SHARE, RIGHT, TITLE, AND/ OR INTEREST AND ENTITLEMENTS IN THE SAID LAND, COMMON AREAS, COMMON FACILITIES:

LAND BEARING CADASTRAL SURVEY NOS. 288 (PART), 289 (PART), 1/1540 (PART), 2/1540 (PART) AND 3/1540 (PART) OF LOWER PAREL DIVISION, SITUATED AT G. K. MARG, WORLI, MUMBAI - 400018, BUTTED AND BOUNDED IN THE:

NORTH BY : PLOTS RESERVED FOR MHADA (PLOT NO.8) AND MUNICIPAL CORPORATION OF GREATER MUMBAI FOR R. G. (PLOT NO.7), MP (PLOT NO. 3) AND PG (PLOT NO. 4)

SOUTH BY : GANAPATRAO KADAM MARG

EAST BY : PROPOSED PARKING BUILDING AND CHITRAKOOT AND VRINDAVAN BUILDING

WEST BY : SUB-PLOT 5A FORMING PART OF THE LARGER PROPERTY



ENCUMBRANCE(S):

1. Balance consideration for the units as per allotment letter(s):

S. NO.	UNIT NO.	DATE OF ALLOTMENT LETTER	TOTAL CONSIDERATION (RS.)	ALREADY PAID (RS.)	BALANCE CONSIDERATION PAYABLE (RS.)
1.	41 NE SKY APARTMENT	31.03.2016	50,00,00,000/-	5,00,00,000/-	28,17,00,000/-
2.	41 SE SKY APARTMENT	31.03.2016	50,00,00,000/-	7,02,00,000/-	27,98,00,000/-
3.	62 NW SKY APARTMENT	28.11.2014	35,00,00,000/-	6,83,00,000/-	28,18,00,000/-
4.	63 SE SKY APARTMENT	28.11.2014	35,00,00,000/-	6,25,00,000/-	28,75,00,000/-
5.	65 NW SKY APARTMENT	28.11.2014	35,00,00,000/-	6,25,00,000/-	28,75,00,000/-
6.	65 SE SKY APARTMENT	28.11.2014	35,00,00,000/-	6,83,00,000/-	28,18,00,000/-
TOTAL			240,00,00,000/-	38,18,00,000/-	201,82,00,000/-

** The Purchaser shall be bound by the terms and conditions of the allotment letter(s) of the respective unit(s) purchased.*

Yours Truly,

For Indiabulls Housing Finance Ltd.


Authorized Officer