

Indiabulls

HOUSING FINANCE

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BY COURIER / E-MAIL

Ref. No.: 1839 / S000238096

September 5, 2020

To,

1. LOTUS WELLNESS SPA MANAGEMENT PVT. LTD.,
8, VITHALWADI, KALBADEVI, MUMBAI - 400002 (MAHARASHTRA).
2. VIKAS S. KASLIWAL
(GUARANTOR)
FLAT NO. 17, FOURTH FLOOR, PADAM 1, DESHMUKH MARG,
PEDDAR ROAD, MUMBAI - 400026 (MAHARASHTRA).
3. SHREE RAM URBAN INFRASTRUCTURE LTD.
(CORPORATE GUARANTOR)
SHREE RAM MILLS PREMISES, GANPATRAO KADAM MARG,
LOWER PAREL, MUMBAI - 400013 (MAHARASHTRA).

ALSO AT:

SHREE RAM URBAN INFRASTRUCTURE LTD.
(THROUGH OFFICIAL LIQUIDATOR)
HIGH COURT OF MUMBAI, FIFTH FLOOR,
BANK OF INDIA BUILDING, MAHATMA GANDHI ROAD,
FORT, MUMBAI - 400023 (MAHARASHTRA).

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

Re.: Loan Account No. S000238096.


Dear Ma'am/ Sir,

The Authorised Officer of **Indiabulls Housing Finance Ltd.** ("**Secured Creditor**") hereby informs you that the **constructive possession** of the mortgaged Property(ies) has been taken and thereby, proceedings for selling the mortgaged Property(ies) (more particularly described in the Schedule herein) i.e. existing unfinished/ under constructed structure of the units with the rights, title and

Indiabulls Housing Finance Limited (CIN. L65922DL2005PLC136029)

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Reg. Off. M 62 & 63, First Floor, Connaught Place, New Delhi - 01. T. +91 11 3025 2900 F. +91 11 3025 2901 Email. homeloans@indiabulls.com Web. IndiabullsHomeLoans.com

 145675

interests therein, including the right to construct, own and possess the units described herein in terms of the allotment letter(s) thereof (collectively called “**Property(ies) under Sale**”), have already been initiated under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

The Authorised Officer of the Secured Creditor hereby serves on you this notice of sale of **30** days after which the Property(ies) 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. 160,51,36,958/- (Rupees One Hundred Sixty Crore Fifty One Lakh Thirty Six Thousand Nine Hundred Fifty Eight only)** pending towards the captioned Loan Account by way of outstanding principal, arrears (including accrued late charges) and interest till **27.08.2020** with applicable future interest @ **23.80%** per annum w.e.f. **28.08.2020**, legal expenses and other charges along with pending Tax Deducted at Source of **Rs. 16,23,958/- (Rupees Sixteen Lakh Twenty Three Thousand Nine Hundred Fifty Eight only)**.

The Price for the Property(ies) under Sale are provided hereunder:

S. NO.	UNIT NO.	SIDE	TYPE	LEVEL	CARPET AREA (IN SQ. MTR.)	PRICE (RS.)
1.	23 SE	SOUTH EAST	SKY APARTMENT	23	450.17	4,03,00,000/-
2.	24 SE	SOUTH EAST	SKY APARTMENT	24	450.17	4,03,00,000/-
3.	48 NE	NORTH EAST	MANOR	48	629.35	4,78,00,000/-
4.	50 SE	SOUTH EAST	MANOR	50	629.35	5,02,00,000/-
5.	52 NW	NORTH WEST	MANOR	52	629.35	5,02,00,000/-
6.	66 SW	SOUTH WEST	SKY APARTMENT	66	450.17	4,89,00,000/-
7.	67 NE	NORTH EAST	SKY APARTMENT	67	450.17	3,23,00,000/-
8.	67 SW	SOUTH WEST	SKY APARTMENT	67	450.17	2,55,00,000/-
TOTAL					4,138.90	33,55,00,000/-

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(ies) under Sale.

Yours truly,



AUTHORISED OFFICER

INDIABULLS HOUSING FINANCE LTD.

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 LOTUS WELLNESS SPA MANAGEMENT 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.	23 SE	SOUTH EAST	SKY APARTMENT	23	450.17
2.	24 SE	SOUTH EAST	SKY APARTMENT	24	450.17
3.	48 NE	NORTH EAST	MANOR	48	629.35
4.	50 SE	SOUTH EAST	MANOR	50	629.35
5.	52 NW	NORTH WEST	MANOR	52	629.35
6.	66 SW	SOUTH WEST	SKY APARTMENT	66	450.17
7.	67 NE	NORTH EAST	SKY APARTMENT	67	450.17
8.	67 SW	SOUTH WEST	SKY APARTMENT	67	450.17
TOTAL					4,138.90

* CARPET AREA IS CALCULATED NOT INCLUDING THE FIRE ESCAPE PASSAGE, REFUGE (TERRACE)/ MOAT/ FLOWER BED/ SERVICE AREAS, AND FORMS PART OF THE COMMON AREA.

AGGREGATING IN ALL APPROXIMATELY 4,138.90 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 AND 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 (MAHARASHTRA), WHICH IS BUTTED AND BOUNDED IN THE:

NORTH BY : PLOTS RESERVED FOR MHADA (PLOT NO.8) AND MUNICIPAL

278709

CORPORATION OF GREATER MUMBAI FOR R. G. (PLOT NO.7),
M. P. (PLOT NO. 3) AND P.G. (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 A 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.	23 SOUTH EAST (SKY APARTMENT)	25.11.2014	35,00,00,000/-	6,83,00,000/-	28,17,00,000/-
2.	24 SOUTH EAST (SKY APARTMENT)	25.11.2014	35,00,00,000/-	6,83,00,000/-	28,17,00,000/-
3.	48 NORTH EAST (MANOR)	25.11.2014	50,00,00,000/-	6,83,00,000/-	43,17,00,000/-
4.	50 SOUTH EAST (MANOR)	25.11.2014	50,00,00,000/-	6,83,00,000/-	43,17,00,000/-
5.	52 NORTH WEST (MANOR)	25.11.2014	50,00,00,000/-	6,83,00,000/-	43,17,00,000/-
6.	66 SOUTH WEST (SKY APARTMENT)	25.11.2014	35,00,00,000/-	6,83,00,000/-	28,17,00,000/-
7.	67 NORTH EAST (SKY APARTMENT)	25.11.2014	35,00,00,000/-	4,50,00,000/-	30,50,00,000/-
8.	67 SOUTH WEST (SKY APARTMENT)	25.11.2014	35,00,00,000/-	3,55,00,000/-	31,45,00,000/-
TOTAL			325,00,00,000/-	49,03,00,000/-	275,97,00,000/-

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

Yours truly,


**AUTHORISED OFFICER
INDIABULLS HOUSING FINANCE LTD.**