

# Indiabulls

## HOUSING FINANCE

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BY COURIER / E-MAIL

Ref. No.: 14462 / S000240493  
14463 / S000240494  
14464 / S000240503  
14466 / S000240489  
14467 / S000240490  
14468 / S000240491  
14469 / S000240492

March 27, 2020

To,

1. KORE COMMUNITIES INDIA PVT. LTD.,  
114, ANSAL CHAMBERS II, 6, BHIKAJI CAMA PLACE,  
NEW DELHI - 110066 (DELHI).

ALSO AT:

KORE COMMUNITIES INDIA PVT. LTD.,  
G.R.A. 107-108, WE WORK, PLATINA TOWER,  
OPP. HOTEL BRISTOL, M. G. ROAD, SIKANDERPUR,  
GURUGRAM - 122001 (HARYANA).

ALSO AT:

KORE COMMUNITIES INDIA PVT. LTD.,  
321/14, INDIRA PURI,  
GURUGRAM - 122001 (HARYANA).

ALSO AT:

KORE COMMUNITIES INDIA PVT. LTD.,  
KORE TECH PARK, NEAR OYO ROOMS, P.O. BADSHAHPUR,  
SECTOR 69, GURUGRAM - 122001 (HARYANA).

ALSO AT:

KORE COMMUNITIES INDIA PVT. LTD.,  
PLOT IN RECTANGLE NOS. 90 AND 111,  
SECTOR 69, VII. AND P.O. BADSHAPUR,  
TEH. AND DIST. GURUGRAM - 122101 (HARYANA).

Indiabulls Housing Finance Limited (CIN: L65922DL2005PLC136029)

Corp. Off. Indiabulls House, 448 - 451, Udyog Vihar, Phase V, Gurugram - 16. T. +91 124 668 1212 F. +91 124 668 1111  
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

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2. **RED PARKS PVT. LTD.,**  
**114, ANSAL CHAMBERS II, 6, BHIKAJI CAMA PLACE,**  
**NEW DELHI - 110066 (DELHI).**

**ALSO AT:**

**RED PARKS PVT. LTD.,**  
**G.R.A. 107-108, WE WORK, PLATINA TOWER,**  
**OPP. HOTEL BRISTOL, M. G. ROAD, SIKANDERPUR,**  
**GURUGRAM - 122001 (HARYANA).**

**ALSO AT:**

**RED PARKS PVT. LTD.,**  
**321/14, INDIRA PURI,**  
**GURUGRAM - 122001 (HARYANA).**

**ALSO AT:**

**RED PARKS PVT. LTD.,**  
**KORE TECH PARK, NEAR OYO ROOMS, P.O. BADSHAHPUR,**  
**SECTOR 69, GURUGRAM - 122001 (HARYANA).**

**ALSO AT:**

**RED PARKS PVT. LTD.,**  
**PLOT IN RECTANGLE NOS. 90 AND 111,**  
**SECTOR 69, VIL. AND P.O. BADSHAPUR,**  
**TEH. AND DIST. GURUGRAM - 122101 (HARYANA).**

**ALSO AT:**

**RED PARKS PVT. LTD.,**  
**32<sup>ND</sup> MILESTONE, WE WORK, GALAXY HOTEL,**  
**SECTOR 15, PART II, GURUGRAM - 122101 (HARYANA).**

3. **DHRUVA REALTY PROJECTS LTD.**  
**(CORPORATE GUARANTOR)**  
**BASEMENT, 6, COMMUNITY CENTRE,**  
**SAKET, NEW DELHI - 110017 (DELHI).**

**ALSO AT:**

**DHRUVA REALTY PROJECTS LTD.**



**(CORPORATE GUARANTOR)**

**KORE TECH PARK, NEAR OYO ROOMS, P.O. BADSHAHPUR,  
SECTOR 69, GURUGRAM - 122001 (HARYANA).**

**ALSO AT:**

**DHRUVA REALTY PROJECTS LTD.**

**(CORPORATE GUARANTOR)**

**PLOT IN RECTANGLE NOS. 90 AND 111,  
SECTOR 69, VIL. AND P.O. BADSHAPUR,  
TEH. AND DIST. GURUGRAM - 122101 (HARYANA).**

**4. JOSHU PTE. LTD.**

**(CORPORATE GUARANTOR)**

**1, RAFFLES PLACE, NO. 19-2,  
ONE RAFFLES PLACE, SINGAPORE - 048616.**

**ALSO AT:**

**JOSHU PTE. LTD.**

**(CORPORATE GUARANTOR)**

**KORE TECH PARK, NEAR OYO ROOMS, P.O. BADSHAHPUR,  
SECTOR 69, GURUGRAM - 122001 (HARYANA).**

**ALSO AT:**

**JOSHU PTE. LTD.**

**(CORPORATE GUARANTOR)**

**PLOT IN RECTANGLE NOS. 90 AND 111,  
SECTOR 69, VIL. AND P.O. BADSHAPUR,  
TEH. AND DIST. GURUGRAM - 122101 (HARYANA).**

**5. SIMPSON ESTATES PVT. LTD.**

**(CORPORATE GUARANTOR)**

**BASEMENT, 6, COMMUNITY CENTRE,  
SAKET, NEW DELHI - 110017 (DELHI).**

**ALSO AT:**

**SIMPSON ESTATES PVT. LTD.**

**(CORPORATE GUARANTOR)**

**KORE TECH PARK, NEAR OYO ROOMS, P.O. BADSHAHPUR,**



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**SECTOR 69, GURUGRAM - 122001 (HARYANA).**

**ALSO AT:**

**SIMPSON ESTATES PVT. LTD.**

**(CORPORATE GUARANTOR)**

**PLOT IN RECTANGLE NOS. 90 AND 111,  
SECTOR 69, VIL. AND P.O. BADSHAPUR,  
TEH. AND DIST. GURUGRAM - 122101 (HARYANA).**

**6. TRIKAR PROPERTY OPPURTUNITIES PVT. LTD.**

**(CORPORATE GUARANTOR)**

**1, RAFFLES PLACE, NO. 19-2,  
ONE RAFFLES PLACE, SINGAPORE - 048616.**

**ALSO AT:**

**TRIKAR PROPERTY OPPURTUNITIES PVT. LTD.**

**(CORPORATE GUARANTOR)**

**KORE TECH PARK, NEAR OYO ROOMS, P.O. BADSHAHPUR,  
SECTOR 69, GURUGRAM - 122001 (HARYANA).**

**ALSO AT:**

**TRIKAR PROPERTY OPPURTUNITIES PVT. LTD.**

**(CORPORATE GUARANTOR)**

**PLOT IN RECTANGLE NOS. 90 AND 111,  
SECTOR 69, VIL. AND P.O. BADSHAPUR,  
TEH. AND DIST. GURUGRAM - 122101 (HARYANA).**

**7. UNITECH MIRAJ PROJECTS PVT. LTD.**

**(CORPORATE GUARANTOR)**

**BASEMENT, 6, COMMUNITY CENTRE,  
SAKET, NEW DELHI - 110017 (DELHI).**

**ALSO AT:**

**UNITECH MIRAJ PROJECTS PVT. LTD.**

**(CORPORATE GUARANTOR)**

**KORE TECH PARK, NEAR OYO ROOMS, P.O. BADSHAHPUR,  
SECTOR 69, GURUGRAM - 122001 (HARYANA).**



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**ALSO AT:**

**UNITECH MIRAJ PROJECTS PVT. LTD.**

**(CORPORATE GUARANTOR)**

**PLOT IN RECTANGLE NOS. 90 AND 111,  
SECTOR 69, VIL. AND P.O. BADSHAPUR,  
TEH. AND DIST. GURUGRAM - 122101 (HARYANA).**

**8. RAMESH CHANDRA**

**(GUARANTOR)**

**C-14, MAYFAIR GARDEN, HAUZ KHAS,  
NEW DELHI - 110016 (DELHI).**

**ALSO AT:**

**RAMESH CHANDRA**

**(GUARANTOR)**

**KORE TECH PARK, NEAR OYO ROOMS, P.O. BADSHAHPUR,  
SECTOR 69, GURUGRAM - 122001 (HARYANA).**

**ALSO AT:**

**RAMESH CHANDRA**

**(GUARANTOR)**

**PLOT IN RECTANGLE NOS. 90 AND 111,  
SECTOR 69, VIL. AND P.O. BADSHAPUR,  
TEH. AND DIST. GURUGRAM - 122101 (HARYANA).**

**9. AJAY CHANDRA**

**(GUARANTOR)**

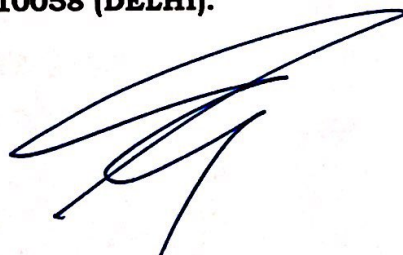
**C-14, MAYFAIR GARDEN, HAUZ KHAS,  
NEW DELHI - 110016 (DELHI).**

**ALSO AT:**

**AJAY CHANDRA**

**(GUARANTOR)**

**(THROUGH DEPUTY SUPERINTENDENT)  
CENTRAL JAIL NO. 1, TIHAR,  
NEW DELHI - 110058 (DELHI).**



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**ALSO AT:**

**AJAY CHANDRA**

**(GUARANTOR)**

**KORE TECH PARK, NEAR OYO ROOMS, P.O. BADSHAHPUR,  
SECTOR 69, GURUGRAM - 122001 (HARYANA).**

**ALSO AT:**

**AJAY CHANDRA**

**(GUARANTOR)**

**PLOT IN RECTANGLE NOS. 90 AND 111,  
SECTOR 69, VIL. AND P.O. BADSHAPUR,  
TEH. AND DIST. GURUGRAM - 122101 (HARYANA).**

**10. SANJAY CHANDRA**

**(GUARANTOR)**

**C-14, MAYFAIR GARDEN, HAUZ KHAS,  
NEW DELHI - 110016 (DELHI).**

**ALSO AT:**

**SANJAY CHANDRA**

**(GUARANTOR)**

**(THROUGH DEPUTY SUPERINTENDENT)**

**CENTRAL JAIL NO. 1, TIHAR,  
NEW DELHI - 110058 (DELHI).**

**ALSO AT:**

**SANJAY CHANDRA**

**(GUARANTOR)**

**KORE TECH PARK, NEAR OYO ROOMS, P.O. BADSHAHPUR,  
SECTOR 69, GURUGRAM - 122001 (HARYANA).**

**ALSO AT:**

**SANJAY CHANDRA**

**(GUARANTOR)**

**PLOT IN RECTANGLE NOS. 90 AND 111,  
SECTOR 69, VIL. AND P.O. BADSHAPUR,  
TEH. AND DIST. GURUGRAM - 122101 (HARYANA).**



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[sect.deptt@unitechgroup.com](mailto:sect.deptt@unitechgroup.com)

[asif.ahmed2006@gmail.com](mailto:asif.ahmed2006@gmail.com)

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

**Re.: Loan Account Nos. S000240489, S000240490, S000240491, S000240492, S000240493, S000240494 and S000240503.**

**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(ies) (more particularly described in **SCHEDULE** attached herewith), the **constructive possession** of which 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 mortgaged Property(ies) 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. 466,93,19,979/- (Rupees Four Hundred Sixty Six Crore Ninety Three Lakh Nineteen Thousand Nine Hundred Seventy Nine only)** (as detailed in column **(C)** in the table hereunder) pending towards the Loan Accounts (as detailed in column **(A)** in the table hereunder) by way of outstanding principal, arrears (including accrued late charges) and interest till **25.03.2020** along with applicable future interest (as detailed in column **(B)** in the table hereunder) w.e.f. **26.03.2020** along with legal expenses and other charges, and pending Tax Deducted at Source ("**TDS**") (as



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detailed in column (D) in the table hereunder) amounting to **Rs. 79,87,724/-** (Rupees Seventy Nine Lakh Eighty Seven Thousand Seven Hundred Twenty Four only).

LAN	ROI (%)	OUTSTANDING (W/O PENDING TDS) (RS.)	PENDING TDS (RS.)	TOTAL RECOVERY (RS.)
(A)	(B)	(C)	(D)	(E)
S000240489	21	19,16,51,022/-	-	19,16,51,022/-
S000240490	18.68	5,90,88,861/-	-	5,90,88,861/-
S000240491	19.17	13,05,40,215/-	-	13,05,40,215/-
S000240492	19.17	83,71,34,176/-	-	83,71,34,176/-
S000240493	18.4	204,72,40,961/-	11,99,397/-	204,84,40,358/-
S000240494	13.4	127,65,43,823/-	57,38,328/-	128,22,82,151/-
S000240503	21	12,71,20,921/-	10,50,000/-	12,81,70,921/-
<b>TOTAL</b>		<b>466,93,19,979/-</b>	<b>79,87,725/-</b>	<b>467,73,07,704/-</b>

The Price and the earnest money deposit ("**EMD**") for the mortgaged Property(ies) will be as hereunder.

PROPERTY	PRICE (RS.)	EMD (RS.)
PROPERTY NO. 1	220,00,00,000/-	22,00,00,000/-
PROPERTY NO. 2	250,00,00,000/-	25,00,00,000/-
<b>TOTAL</b>	<b>470,00,00,000/-</b>	<b>47,00,00,000/-</b>

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.

Yours truly,

**AUTHORISED OFFICER**  
**INDIABULLS HOUSING FINANCE LTD.**

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**SCHEDULE**

**(Description of the Immovable Property(ies))**

**PROPERTY NO. 1**

ALL THAT PIECES OR PARCELS OF LAND/ PROPERTIES AS UNDER TOGETHER WITH ALL THE PRESENT AND/ OR FUTURE STRUCTURES, BUILDINGS, FURNITURE, FIXTURES, FITTINGS, STANDING AND/ OR PLANT AND MACHINERY INSTALLED/ TO BE INSTALLED AND/ OR CONSTRUCTED/ TO BE CONSTRUCTED THEREON AND ALL THE PRESENT AND/ OR FUTURE RIGHTS, TITLE AND/ OR INTERESTS OF RED PARKS PVT. LTD. THEREIN:

SCHEDULE OF LAND ADMEASURING 25 KANAL 10 MARLA OR 3.1875 ACRES SITUATED IN THE REVENUE ESTATE OF VILLAGE FAZILPUR JHARSA, SECTOR 69, DISTRICT GURUGRAM, HARYANA, OWNED BY RED PARKS PVT. LTD.

VILLAGE	RECT. NO.	KILLA NO.	AREA	
			KANAL	MARLA
FAZILPUR JHARSA	51	11/2 MIN	0	17
		20 MIN	4	2
TOTAL			4 KANAL 19 MARLA OR 0.61875 ACRES	
FAZILPUR JHARSA	51	1/2 MIN	0	13
		10/1 MIN	2	1
		10/2 MIN	1	8
		11/1 MIN	2	18
TOTAL			7 KANAL 0 MARLA OR 0.875 ACRES	
FAZILPUR JHARSA	52	15/2	0	18
		16	3	17
TOTAL			4 KANAL 15 MARLA OR 0.59375 ACRES	
FAZILPUR JHARSA	52	6/1	0	11
		6/2	2	11
		6/3	1	14
		15/1	4	0

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<b>TOTAL</b>	<b>8 KANAL 16 MARLA OR 1.10 ACRES</b>
<b>GRAND TOTAL</b>	<b>25 KANAL 10 MARLA OR 3.1875 ACRES</b>

WITH BUILDING NAMED TOWER 4 ON THE ABOVE LAND ADMEASURING 3.1875 ACRES AND HAS AN FLOOR AREA RATIO OF 29,410.88 SQ. MTR. I.E. 3,16,578.71 SQ. FT. AS PER OCCUPATION CERTIFICATE ISSUED BY THE OFFICE OF DIRECTOR, TOWN AND COUNTRY PLANNING DEPARTMENT, HARYANA VIDE MEMO NO. ZP-828/JD(RD)/2019/27453 DATED 08.11.2019. THE TOWER HAS GROUND PLUS 6 FLOORS AND HAVE 3 BASEMENT FLOORS.

**PROPERTY NO. 2**

ALL THAT PIECES OR PARCELS OF LAND/ PROPERTIES AS UNDER TOGETHER WITH ALL THE PRESENT AND/ OR FUTURE STRUCTURES, BUILDINGS, FURNITURE, FIXTURES, FITTINGS, STANDING AND/ OR PLANT AND MACHINERY INSTALLED/ TO BE INSTALLED AND/ OR CONSTRUCTED/ TO BE CONSTRUCTED THEREON AND ALL THE PRESENT AND/ OR FUTURE RIGHTS, TITLE AND/ OR INTERESTS OF RED PARKS PVT. LTD. THEREIN:

SCHEDULE OF LAND ADMEASURING 94 KANAL 10 MARLA OR 11.8125 ACRES SITUATED IN THE REVENUE ESTATE OF VILLAGES FAZILPUR JHARSA AND BADSHAHPUR, SECTOR 69, DISTRICT GURUGRAM, HARYANA, OWNED BY RED PARKS PVT LTD.

VILLAGE	RECT. NO.	KILLA NO.	AREA	
			KANAL	MARLA
FAZILPUR JHARSA	51	11/2 MIN	0	19
		19/2	3	0
		20 MIN	3	18
		21	8	0
		22	3	14
<b>TOTAL</b>			<b>19 KANAL 11 MARLA OR 2.44375 ACRES</b>	
FAZILPUR JHARSA	51	9/1	4	4
<b>TOTAL</b>			<b>4 KANAL 4 MARLA OR 0.525</b>	



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			ACRES	
FAZILPUR JHARSA	51	1/2 MIN	0	18
		10/1 MIN	2	17
		10/2 MIN	1	14
		2/2	0	5
		11/1 MIN	3	6
TOTAL			9 KANAL 0 MARLA OR 1.125 ACRES	
BADSHAHPUR	42	1 MIN	1	3
		2 MIN	1	7
		9	8	0
		10	7	18
		11	6	13
		12	8	0
		19	8	0
		22	8	0
	43	6	1	1
		15	3	7
	65	2	8	0
		3 MIN	0	6
	TOTAL			61 KANAL 15 MARLA OR 7.718 ACRES
GRAND TOTAL			94 KANAL 10 MARLA OR 11.8125 ACRES	

Yours truly,

  
 AUTHORISED OFFICER  
 INDIABULLS HOUSING FINANCE LTD.

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