

APPENDIX IV A

[See proviso to Rule 8(6)]

Sale Notice for sale of Immovable Properties

E-Auction sale notice for sale of immovable assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the **possession** of which has been taken by the Authorised Officer of **Indiabulls Housing Finance Ltd. [CIN: L65922DL2005PLC136029]**, the Secured Creditor, will be sold on **“as is where is”, “as is what is”, “whatever there is” and “without any recourse”** basis on **31st January 2020**, for recovery of **Rs.82,14,74,159/- (Rupees Eighty Two Crore Fourteen Lakh(s) Seventy Four Thousand One Hundred Fifty Nine Only)** against Loan Account No.**P004OOX-1** (old Loan Account No. **HLAPLOW00200566**), **“Loan Agreement No. 1”**; **Rs 11,28,65,953/- (Rupees Eleven Crore Twenty Eight Lakh(s) Sixty Five Thousand Nine Hundred Fifty Three Only)** against Loan Account No. **P004OOX-2** (old Loan Account No. **HLAPAND00479378**) **“Loan Agreement No. 2”**; **Rs. 10,45,30,483/- (Rupees Ten Crore Forty Five Lakh Thirty Thousand Four Hundred Eighty Three Only)** against Loan Account No. **P004OOX-3**, (old Loan Account No. **HLAPLOW00220950**) **“Loan Agreement No. 3”**; **Rs. 9,61,19,939/- (Rupees Nine Crore Sixty One Lakh(s) Nineteen Thousand Nine Hundred Thirty Nine Only)** against Loan Account No. **P004OOX-4**, (old Loan Account No. **HLAPLOW00290576**) **“Loan Agreement No. 4”** **AND Rs. 4,24,02,232/- (Rupees Four Crore Twenty Four Lakh(s) Two Thousand Two Hundred Thirty Two Only)** against Loan Account No. **P004OOX-5** (old Loan Account No. **HLAPAND00454709**) **“Loan Agreement No. 5”** total amounting to **Rs. 117,73,92,766/- (Rupees One Hundred Seventeen Crore Seventy Three Lakhs Ninety Two Thousand Seven Hundred Sixty Six Only)** by way of outstanding principal, arrears (including accrued late charges) and interest till **10.01.2020** along with applicable future interest in terms of the loan agreement w.e.f. **11.01.2020**, due to the Secured Creditor from **PHULCHAND EXPORTS PVT. LTD., PRADEEP PHULCHAND AGARWAL, PRATEEK PRADEEP AGARWAL (THROUGH POA HOLDER PRADEEP PHULCHAND AGARWAL) AND PSONS LIMITED (CORPORATE GUARANTOR)**.

The Loan Account No. **HLAPLOW00200566, HLAPAND00479378, HLAPLOW00220950, HLAPLOW00290576 and HLAPAND00454709** along with its underlying security (which includes the Secured Asset) has been assigned to **Indiabulls Asset Reconstruction Co. Ltd.**, acting in its capacity as Trustee for **Indiabulls ARC-X Trust** vide Assignment Deed dt. **30.09.2019**

The Reserve Price for the auction of the Property is **Rs.110,00,00,000/- (Rupees One Hundred Ten Crore Only)** and the **Earnest Money Deposit** is **Rs. 11,00,00,000/- (Rupees Eleven Crore Only)** i.e. 10% of the Reserve Price, which shall be deposited through **DD/ RTGS/ NEFT** to the credit of **“INDIABULLS ARC - X TRUST”, AXIS BANK** Account No. **919020074959030**, IFSC: **UTIB0000131, DLF GURGAON (HR) Ground FLR, GL 005, 006, 007,008, Cross Point, Phase-IV, DLF Qutab Enclave Complex, GURUGRAM 122009** branch, before submitting the tender online. The successful bidder shall pay a deposit of 25% of the Sale Price (less 10% EMD paid with the Tender) at the time of acceptance of Bid i.e. either on the same day or not later than next working day. The balance 75% of the Sale Price is required to be deposited within 15 days from the date of acceptance of the Tender.

DESCRIPTION OF THE IMMOVABLE PROPERTIES

THE ENTIRE BUNGALOW ADMEASURING ABOUT 12,100 SQUARE FEET BUILT UP STRUCTURES CONSISTING OF GROUND, FIRST AND PART SECOND FLOOR TOGETHER WITH OPEN LAND SPACES ON ALL FOUR SIDES OF THE BUNGALOW SITUATED AT PLOT BEARING CADESTAL SURVEY NO. 85 OF COLABA DIVISION IN MITTAL GRANDEUR, STREET NO. 25, CUFFE PARADE, AT THE JUNCTION OF KHATAU ROAD AND CUFFE PARADE ROAD, MUMBAI – 400005, MAHARASHTRA (CUFFE PARADE PROPERTY), INCLUDING ALL FIXTURES BEING THEREIN. BOUNDED AS UNDER:

EAST : Mittal Grandeur Building WEST :Captain Prakash Rethe Marg
NORTH : Khatau Road SOUTH:C. A. Institute

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. <https://www.indiabullsarc.com> and <https://eauction.npasource.com>

Date : 10.01.2020 **Sd/**
Place : MUMBAI **Authorized Officer**
INDIABULLS ASSET RECONSTRUCTION CO. LTD.
TRUSTEE OF INDIABULLS ARC-X TRUST