

**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 **constructive 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 31.01.2020**, for recovery of **Rs.8,26,53,271/- (Rupees Eight Crore Twenty Six Lakhs Fifty Three Thousand Two Hundred Seventy One Only)** against Loan Account No. **H004OIV** (old Loan Account No. **HHLOW00349610**), 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 **HORIZON OUTSOURCE SOLUTIONS PVT. LTD., AMIT UPADHYAY ALIAS AMIT DHANISHANKAR UPADHYAY, DHANI SHANKAR UPADHYAY ALIAS DHANI SHANKAR BABA UPADHYAY AND MEGHNA AMIT UPADHYAY**. The Loan Account No. **HHLOW00349610** 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-IV Trust vide Assignment Deed dt. 31.12.2018. The Reserve Price for the auction of the Property is **Rs. 6,25,00,000/- (Rupees Six Crore Twenty Five Lakh Only)** and the Earnest Money Deposit is **Rs. 62,50,000/- (Rupees Sixty Two Lakh Fifty Thousand Only)** i.e. 10% of the Reserve Price, which shall be deposited through **DD/ RTGS/ NEFT** to the credit of **“INDIABULLS ARC IV TRUST”, AXIS BANK** Account No. **918020025174137**, IFSC: **UTIB0000653**, **167, Ready Money Terrace, Ground Floor, Dr. Annie Besant Road, Worli Naka, Worli, Mumbai – 400 018 (Maharashtra)** 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.

**SCHEDULE A****[DESCRIPTION OF THE PROPERTIES]**

**FLAT NO. 2102 ON 21ST FLOOR AND FLAT NO. 2202 ON 22ND FLOOR ADMEASURING ABOUT 103 SQUARE METERS (CARPET AREA) IN BUILDING KNOWN AS KRYPTON TOWER, SULTAN MANSION SITUATED ON THE PIECE AND PARCEL OF LAND BEARING FINAL PLOT NO. 1095 TPS IV HAVING OLD SURVEY NO. 430, NEW SURVEY NO. 4213, OLD SURVEY NO. 1/1700 AND C.S.NO. 1083 OF MAHIM DIVISION, NEW PRABHADEVI ROAD, MUMBAI – 400025, MAHARASHTRA. THE SAID FLATS ARE BOUNDED ON THE:-**

**EAST : AS PER TITLE DOCUMENT WEST :AS PER TITLE DOCUMENT**  
**NORTH : AS PER TITLE DOCUMENT SOUTH:AS PER TITLE DOCUMENT**

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

Date : 10.01.2020

Place : MUMBAI

Sd/

Authorized Officer

INDIABULLS ASSET RECONSTRUCTION CO. LTD.

TRUSTEE OF INDIABULLS ARC-IV TRUST