

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 30.06.2020 from 02.00 P.M. to 04.00 P.M.** (with automated extensions of 5 minutes each in terms of the Tender Document), for recovery of **Rs.8,83,39,060/- (Rupees Eight Crore Eighty Three Lakhs Thirty Nine Thousand Sixty Only)** against Loan Account No. **H004OIV** (old Loan Account No. **HHLOW00349610**), by way of outstanding principal, arrears (including accrued late charges) and interest till **10.06.2020** along with applicable future interest in terms of the loan agreement w.e.f. **11.06.2020**, 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. 5,75,00,000/- (Rupees Five Crore Seventy Five Lakh Only)** and the Earnest Money Deposit is **Rs. 57,50,000/- (Rupees Fifty Seven Lakh Fifty Thousand Only)** i.e. 10% of the Reserve Price, which shall be deposited through **DD/ RTGS/ NEFT** or through any other proper banking channels 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 deposit 25% of the Sale Price (less 10% EMD amount paid with the Tender Document to participate in the E-auction) immediately i.e. either on the same day or not later than the next working day. The balance 75% of the Sale Price is required to be deposited within 15 days from the date of confirmation of sale of the immovable property.

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

Sd/

Authorized Officer

Date : 11.06.2020 INDIABULLS ASSET RECONSTRUCTION CO. LTD.

Place : MUMBAI TRUSTEE OF INDIABULLS ARC-IV TRUST