

**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 **31.03.2020** 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.79,67,52,305/- (Rupees Seventy Nine Crore Sixty Seven Lakh(s) Fifty Two Thousand Three Hundred Five Only)** against Loan Account No.P004OOX-1 (old Loan Account No. H LAPLOW00200566), **“Loan Agreement No. 1”**; **10,97,47,442/- (Rupees Ten Crore Ninety Seven Lakh(s) Forty Seven Thousand Four Hundred Forty Two Only)** against Loan Account No. P004OOX-2 (old Loan Account No. H LAPAND00479378) **“Loan Agreement No. 2”**; **Rs. 10,11,19,755/- (Rupees Ten Crore Eleven Lakh Nineteen Thousand Seven Hundred Fifty Five Only)** against Loan Account No. P004OOX-3, (old Loan Account No. H LAPLOW00220950) **“Loan Agreement No. 3”**; **9,31,52,034/- (Rupees Nine Crore Thirty One Lakh(s) Fifty Two Thousand Thirty Four Only)** against Loan Account No. P004OOX-4, (old Loan Account No. H LAPLOW00290576) **“Loan Agreement No. 4”** AND **Rs. 4,12,41,505/- (Rupees Four Crore Twelve Lakh(s) Forty One Thousand Five Hundred Five Only)** against Loan Account No. P004OOX-5 (old Loan Account No. H LAPAND00454709) **“Loan Agreement No. 5”** total amounting to **Rs. 114,20,13,041- (Rupees One Hundred Fourteen Crore Twenty Lakhs Thirteen Thousand Forty One Only)** by way of Outstanding Principal, Arrears (including accrued late charges) and interest till **12.03.2020** along with applicable future interest in terms of the loan agreement w.e.f. **13.03.2020**; 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 Nos. **H LAPLOW00200566, H LAPAND00479378, H LAPLOW00220950, H LAPLOW00290576** and **H LAPAND00454709** 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.82,00,00,000/- (Rupees Eighty Two Crore Only)** and the Earnest Money Deposit will be **Rs. 8,20,00,000/- (Rupees Eight Crore Twenty Lakh 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 - 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 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.

**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 in Secured Creditor's website i.e. <https://www.indiabullshomeloans.com> AND <https://eauction.npasource.com>

**Date : 13.03.2020**  
**Place : MUMBAI**

**Sd/**  
**Authorized Officer**  
**INDIABULLS ASSET RECONSTRUCTION CO. LTD.**  
**TRUSTEE OF INDIABULLS ARC-X TRUST**