

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(ies) mortgaged/ charged to **Indiabulls Asset Reconstruction Co. Ltd.**

[CIN: **U67110MH2006PLC305312**] ("**Secured Creditor**"), the **constructive possession** of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is", "whatever there is" and "without any recourse" basis on **22.02.2021** from 02.00 P.M. to 04.00 P.M. (with unlimited automated extensions of 5 minutes each in terms of the Tender Document), for recovery of **Rs. 63,05,51,078/- (Rupees Sixty Three Crore Five Lakh Fifty One Thousand and Seventy Eight only)** [i.e. **Rs. 34,36,76,770/- (Rupees Thirty Four Crore Thirty Six Lakh Seventy Six Thousand Seven Hundred Seventy only)**], **Rs. 15,22,52,132/- (Rupees Fifteen Crore Twenty Two Lakh Fifty Two Thousand One Hundred Thirty Two only)** and **Rs. 13,46,22,176/- (Rupees Thirteen Crore Forty Six Lakh Twenty Two Thousand One Hundred Seventy Six only)** pending towards earlier Loan Account Nos. **HLAPLOW00089583 [now S056XII-1]**, **HLAPLOW00190280 [now S056XII-2]** and **HLAPLOW00479466 [now S056XII-3]** by way of outstanding principal, arrears (including accrued late charges) and interest till **29.01.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 30.01.2021 along with legal expenses and other charges due to the Secured Creditor from **SONY MONY DEVELOPERS PVT. LTD., SONY MONY ELECTRONICS LIMITED, MR. RAMESH PREMJI SHAH and MR. TALAKSHI PREMJI SHAH.**

The old Loan Account along with its underlying security(ies), including the immovable property(ies), had been assigned to and in favour of the Secured Creditor, acting in its capacity as Trustee for **Indiabulls ARC-XII Trust**, vide Assignment Agreement dated **31.12.2019**

The Reserve Price for the mortgaged Property(ies) will be **Rs. 60,00,00,000/- (Rupees Sixty Crores only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 6,00,00,000/- (Rupees Six Crore only)** i.e. equivalent to 10% of the Reserve Price. The EMD shall be paid by DD/ RTGS/ NEFT or through any other proper banking channels to the credit and in favour of **INDIABULLS ARC-XII TRUST**, Account No. **919020097236431** with **Axis Bank Ltd. (IFSC: UTIB0000131)**, having its branch at **G. L. 5, 6, 7 and 8, Ground Floor, Cross Point, Phase IV, D.L.F. Qutab Enclave Complex, Gurugram – 122009 (Haryana)**, before submitting the tender in order to participate in the online public auction. The successful bidder shall pay 25% amount of the sale price (less 10% of the Reserve Price paid before submitting the tender) immediately i.e. either on the same day or not later than the next working day and the remaining balance of the Sale Price shall be paid within 15 days from the date of confirmation of sale.

DESCRIPTION OF THE IMMOVABLE PROPERTIES**PROPERTY NO.1**

SHOP/OFFICE PREMISES BEARING NO. 1 ADMEASURING ABOUT (BASEMENT 752 SQUARE FEET BUILT UP AREA, GROUND FLOOR 792 SQUARE FEET BUILT UP AREA AND FIRST FLOOR 889 SQUARE FEET BUILT UP AREA) IN THE BUILDING KNOWN AS "ACME REGENCY", NEAR IRLA BRIDGE, S V ROAD, VILEPARLE WEST, MUMBAI – 400056, MAHARASHTRA.

PROPERTY NO.2

SHOP/OFFICE PREMISES BEARING NO. 2 ADMEASURING ABOUT (BASEMENT 935.28 SQUARE FEET BUILT UP AREA, GROUND FLOOR 903 SQUARE FEET BUILT UP AREA AND FIRST FLOOR 1042 SQUARE FEET BUILT UP AREA) IN THE BUILDING KNOWN AS "ACME REGENCY", NEAR IRLA BRIDGE, S V ROAD, VILEPARLE WEST, MUMBAI – 400056, MAHARASHTRA.

PROPERTY NO.3

SHOP/OFFICE PREMISES BEARING NO. 3 ADMEASURING ABOUT (BASEMENT 1025 SQUARE FEET BUILT UP AREA, GROUND FLOOR 919 SQUARE FEET BUILT UP AREA AND FIRST FLOOR 1109 SQUARE FEET BUILT UP AREA) IN THE BUILDING KNOWN AS "ACME REGENCY", NEAR IRLA BRIDGE, S V ROAD, VILEPARLE WEST, MUMBAI – 400056, MAHARASHTRA.

PROPERTY NO.4

SHOP/OFFICE PREMISES BEARING NO. 4 ADMEASURING ABOUT (BASEMENT 1025 SQUARE FEET BUILT UP AREA, GROUND FLOOR 909 SQUARE FEET BUILT UP AREA AND FIRST FLOOR 1001 SQUARE FEET BUILT UP AREA) IN THE BUILDING KNOWN AS "ACME REGENCY", NEAR IRLA BRIDGE, S V ROAD, VILEPARLE WEST, MUMBAI – 400056, MAHARASHTRA.

PROPERTY NO.5

SHOP/OFFICE PREMISES BEARING NO. 5 ADMEASURING ABOUT (BASEMENT 1025 SQUARE FEET BUILT UP AREA, GROUND FLOOR 919 SQUARE FEET BUILT UP AREA AND FIRST FLOOR 919 SQUARE FEET BUILT UP AREA) IN THE BUILDING KNOWN AS "ACME REGENCY", NEAR IRLA BRIDGE, S V ROAD, VILEPARLE WEST, MUMBAI – 400056, MAHARASHTRA.

THE ABOVE MENTIONED SHOPS (SHOP 1 TO 5) ARE SITUATED ON ALL THAT PIECE AND PARCEL OF LAND, GROUND AND BUILDING STANDING THEREON AND BEARING SURVEY NO. 193A, HISSA NO.3 (PT), 4 (PT), 7 (PT) AND 11 (PT) AND BEARING HISSA NO. 193B (PT) AND BEARING CTS NO. 423 OF VILLAGE VILE PARLE WITHIN THE REGISTRATION DISTRICT AND SUB DISTRICT OF BOMBAY CITY AND BOMBAY SUBURBAN CONTAINING BY ADMEASUREMENTS 2632 SQUARE YARDS EQUIVALENT TO 2201 SQUARE METERS. THERE ABOUT AND BEING LYING SITUATE OPPOSITE S.V. ROAD, VILE PARLE WEST, MUMBAI AND BOUNDED AS FOLLOWS:

ON THE NORTH SIDE : PROPERTY BEARING SURVEY NO. 193B HISSA NO. 1 (PT) 4 (PT) AND 6 (PT)

ON THE SOUTH SIDE : PROPERTY BEARING SURVEY NO. 193A HISSA NO. 1B

ON THE EAST SIDE : S.V. ROAD

ON THE WEST SIDE : PROPERTY BEARING SURVEY NO. 193A HISSA NO. 6 AND 10

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. www.indiabullsarc.com and use www.auctionfocus.in

Date : **02.02.2021**Place : **MUMBAI****AUTHORISED OFFICER****INDIABULLS ASSET RECONSTRUCTION CO. LTD.****TRUSTEE OF INDIABULLS ARC-XII TRUST**