

APPENDIX IV-A
Sale Notice for sale of Immovable Property

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) and Rule 9(1) 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 to **Indiabulls Asset Reconstruction Company Ltd.** [CIN: **U67110MH2006PLC305312**] ("**Secured Creditor**"), the **physical possession** of which lies with the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on **25.08.2025** from **05.00 P.M. to 06.00 P.M.**, for recovery of the following outstanding amounts due to the Secured Creditor:

| S. No. | Loan Account Number | Outstanding Amounts (in Rs.) as on 03.07.2025 |
|---------------|--|--|
| 1 | R010XXXI-01 (Old Loan No. H LAPVSH00282060) | Rs.20,24,00,529/- (Rupees Twenty Crore Twenty Four Lakh Five Hundred Twenty Nine only) |
| 2 | R010XXXI-02 (Old Loan No. H HEAND00496708) | Rs.1,90,54,589/- (Rupees One Crore Ninety Lakh Fifty Four Thousand Five Hundred Eighty Nine only) |
| TOTAL | | Rs.22,14,55,118/- (Rupees Twenty Two Crore Fourteen Lakh Fifty Five Thousand One Hundred Eighteen only) |

The amounts mentioned in the table given above are pending towards the respective Loan Accounts of the Secured Creditor, by way of outstanding principal, arrears (including accrued late charges) and interest till **03.07.2025** with applicable future interest in terms of the Loan Agreement(s) and other related loan document(s) w.e.f. **04.07.2025** along with legal expenses and other charges, due to the Secured Creditor from the Borrowers being **RAMESH HIRALAL SHARMA, SYNCROUTE INFRANET PRIVATE LIMITED, RAHUL RAMESH SHARMA** and **DEEPAK LAL BHAGCHANDANEY**.

The above Loan Accounts bearing Nos. **HLAPVSH00282060** and **HHEAND00496708** along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s), including

the Immovable Property, have been assigned by Sammaan Capital Limited ("**SCL**") (formerly known as Indiabulls Housing Finance Ltd.) to and in favour of the Secured Creditor acting as **Trustee of Indiabulls ARC- XXXI -Trust** vide Assignment Agreement dated **21.08.2023** and the same have been renumbered by the Secured Creditor and bear new Loan Account Nos. **R010XXXI-01** and **R010XXXI-02**, respectively.

The Reserve Price of the Immovable Property will be **Rs.7,00,00,000/- (Rupees Seven Crore only)** and the Earnest Money Deposit ("**EMD**") will be **Rs.70,00,000/- (Rupees Seventy Lakh only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

PERMISES NUMBER 501 -C ON THE 5TH FLOOR IN THE PROJECT CALLED PINNACLE CORPORATE PARK, BUILDING NUMBER 19 (A-WING), ADMEASURING 3266 SQUARE FEET (EQUIVALENT TO 303.53 SQUARE METER) OF CARPET AREA, ALONG WITH ONE CAR PARKING SPACE IN STACK CAR PARKING SYSTEM IN THE BASEMENT OF PINNACLE CORPORATE PARK, BUILDING NUMBER 19 (A-WING), CONSTRUCTED ON LAND SITUATED IN THE REVENUE VILLAGE OF KOLE KALYAN, TALUKA ANDHERI, MUMBAI-400051, MAHARASHTRA, IN THE REGISTRATION SUB DISTRICT OF BANDRA, DISTRICT BOMBAY SUBURBAN NOW IN GREATER MUMBAI BEARING C.T.S NUMBER 4207 (PT) OF VILLAGE OF KOLE KALYAN.

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; Contact No: 0124-6910910, +91 7065451024; E-mail id: deepak.dawari@dhani.com

For bidding, log on to www.auctionfocus.in

s/d

AUTHORISED OFFICER

Date: 29.07.2025

INDIABULLS ASSET RECONSTRUCTION COMPANY LTD.

Place: MUMBAI

TRUSTEE OF INDIABULLS ARC- XXXI TRUST