

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) 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(ies) mortgaged/ charged to **Dhani Loans and Services Limited [formerly Indiabulls Consumer Finance Ltd.] [CIN: U74899DL1994LPC062407]** ("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 **03.01.2022** 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. 12,02,14,602/- (Rupees Twelve Crore Two Lakh Fourteen Thousand Six Hundred Two only)** pending towards Loan Account No. **HILATHN00419216** by way of outstanding principal, arrears (including accrued late charges) and interest till **16.12.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **17.12.2021** along with legal expenses and other charges due to the Secured Creditor from **KALPESH NAVINCHAND DHARAMSHI @ KALPESH N. DHARAMSHI (PROPRIETOR, IN TOUCH FASHION) and SANJAY NAVINCHANDRA DHARAMSHI @ SANJAY NAVINCHAND DHARAMSHI @ SANJAY N. DHARAMSHI.**

The Reserve Price of the immovable Property(ies) will be **Rs. 10,00,00,000/- (Rupees Ten Crore only)** and the Earnest Money Deposit ("EMD") will be **Rs.1,00,00,000/- (Rupees One 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 **DHANI LOANS AND SERVICES LIMITED**, Account No. **609000828261** with **RBL Bank (IFSC: RATN0000116)**, having its branch at **Unit No. 7 & 14, Ground Floor, Bloc ABW Towers, IFFCO Chowk, Gurgaon-122001 (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 PROPERTY

COMMERCIAL PREMISES, BASEMENT ADMEASURING 488.40 SQUARE FEET EQUIVALENT TO 45.39 SQUARE METERS OF BUILT UP AREA, ON THE GROUND FLOOR ADMEASURING 843.60 SQUARE FEET EQUIVALENT TO 78.48 SQUARE METERS OF BUILT UP AREA AND ON THE SECOND FLOOR ADMEASURING 1646.80 SQUARE FEET EQUIVALENT TO 143.75 SQUARE METERS OF BUILT UP AREA, ALL AMALGAMATED IN ONE SINGLE PREMISES HAVING SEPARATE ENTRANCE, STAIRCASE AND TOILET BLOCK IN AGGREGATE ADMEASURING 2878.80 SQUARE FEET EQUIVALENT TO 267.55 SQUARE METERS BUILT UP AREA, IN THE BUILDING KNOWN AS "SHIV VAIBHAV" NOW KNOWN AS "SHALINI PALACE", CONSTRUCTED ON CTS NO. 1394 CORRESPONDING TO FINAL PLOT NO. 501 OF TOWN PLANNING SCHEME NO. IV OF MAHIM DIVISION, SITUATED AT 81/83, BHAVANI SHANKAR ROAD, DADAR (WEST), MUMBAI SUBURBAN DISTRICT, WITHIN THE LIMITS OF MUNICIPAL CORPORATION OF GREATER MUMBAI, MUMBAI – 400028, MAHARASHTRA.

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

Date : 16.12.2021

Place : MUMBAI

Authorized Officer

DHANI LOANS AND SERVICES LIMITED