

Date: 12th September 2023

To,

DOIT Urban Ventures (India) Private Limited
(formerly known as Doit Enterprises (India) Private Limited)
307 & 308, 3rd Floor, Midas, MV Rd, Sahar Plaza, Andheri (East), Mumbai

Alibaug Eco Tourism (India) Private Limited
(formerly known as Imagine Agri and Forest Plantation Private Limited)
307 & 308, 3rd Floor, Midas, MV Rd, Sahar Plaza, Andheri (East), Mumbai

Ambience Hospitality Private Limited
B-Block, 5/ Lok Phase 1, GGN Sector 43,
Gurugram, Gurgaon

Bliss Address Private Limited
(erstwhile Araspa Properties Private Limited)
307 & 308, 3rd Floor, Midas, MV Rd, Sahar Plaza,
Andheri (East), Mumbai

Pali Afforestation Agri & Eco Tourism (India) Private Limited
307 & 308, 3rd Floor, Midas, MV Rd, Sahar Plaza, Andheri (East), Mumbai

Doit Abode (Goa) Private Limited
(formerly known as Morgan Realty Private Limited)
307 & 308, 3rd Floor, Midas, MV Rd, Sahar Plaza, Andheri (East),
Mumbai

Doit Resort (Goa) Private Limited
(formerly known as Morgan Resort Private Limited)
307 & 308, 3rd Floor, Midas, MV Rd, Sahar Plaza, Andheri (East),
Mumbai

Mrs. Radha K Khanna
Flat No. 144, 14th Floor,
NCPA Residential Apartment,
NCPA Block No. III, Dorabji
Tata Road, Nariman Point, Mumbai

Doit Smart Hospitality (India) Private Limited
(formerly known as DoIT Hospitality (India) Private Limited)
307 & 308, 3rd Floor, Midas, MV Rd, Sahar Plaza, Andheri (East), Mumbai

Doit Eco-Tourism (India) Private Limited
107, Best Sky Tower, Netaji Shubash Place,
Pitampura, New Delhi

Ambience Hospitality Management Private Limited
B-Block, 5/ Lok Phase 1, GGN Sector 43, Gurugram, Gurgaon



Piramal Capital & Housing Finance Limited

(formerly known as Dewan Housing Finance Corporation Ltd)

Registered office: 601, 6th Floor, Amity Building, Agastya Corporate Park, Kamani Junction, Opp. Fire Station,

LBS Marg, Kurla (West), Mumbai - 400 070 | CIN: U65910MH1984PLC032639

www.piramalfinance.com | Email ID: customercare@piramal.com | Toll Free Number: 1800 2666 444

Dear Sir/Madam,

Sub: Notice dated March 24, 2023 issued in terms of Section 13 (2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

1. We refer to the above captioned notice sent in relation to the loan aggregating to INR 600,00,00,000/- (Indian Rupees Six Hundred Crores only) availed by DOIT Urban Ventures (India) Private Limited ("**Loan**").
2. As the noticees have failed to repay the total outstanding as specified in the captioned notice, we have taken over the symbolic possession of the properties in terms of Section 13 (4) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("**Act**") read with relevant rules.
3. In terms of Rule 8 (5) of Security Interest (Enforcement) Rules, 2002, we intend to enforce the Palm Club property situated at B-Block Sushant Lok -I, Gurgaon (more particularly specified in the Annexure hereunder) by adopting any of the methods specified in Rule 8 (5) of the Security Interest (Enforcement) Rules, 2002.
4. However, the noticees may pay the total outstanding specified in the notice dated March 24, 2023 along with all costs and expenses within 30 (thirty) days of this letter. In case, the noticees fail to do so, the undersigned would be at liberty to proceed with sale of the Palm Club property by adopting any methods specified in Rule 8 (5) of Security Interest (Enforcement) Rules, 2002.
5. This is for your information.
6. Please note that we also reserve our rights to take actions for enforcement of other securities provided to us and nothing stated herein shall be deemed to be waiver of any rights that we have under applicable laws.

For Piramal Capital & Housing Finance Limited


(Authorised Officer)



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ANNEXURE



All that part and parcel of the land admeasuring 2.275 + 1.977 acres total area 4.25 acres, along with built-up structure known as "The Palms Club" situated at B-Block, Sushant Lok- I, Gurugram, Haryana



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