

# Indiabulls

## HOUSING FINANCE

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THROUGH COURIER/SPEED POST WITH A.D./ E-MAIL

Ref. No.: 13271 / HHLKLM00447677  
14065 / HHEKLM00448034

March 10, 2021

To,

1. SANJEEV AGARWAL,  
55-A, FOURTH FLOOR, DUM DUM ROAD,  
MOTI JHEEL, KOLKATA - 700074 (W. BENGAL).

ALSO AT:

SANJEEV AGARWAL,  
PLOT NO. 10, MUNICIPAL PREMISES NO. 45,  
BALLYGUNGE TERRACE, P. S. LAKE,  
DIST. SOUTH 24 PARGANAS, KOLKATA - 700029 (W. BENGAL).

2. SRABANI AGARWAL  
(PROPRIETOR)  
SHREE MOYEE,  
55-A, FOURTH FLOOR, DUM DUM ROAD,  
MOTI JHEEL, KOLKATA - 700074 (W. BENGAL).

ALSO AT:

SRABANI AGARWAL,  
PLOT NO. 10, MUNICIPAL PREMISES NO. 45,  
BALLYGUNGE TERRACE, P. S. LAKE,  
DIST. SOUTH 24 PARGANAS, KOLKATA - 700029 (W. BENGAL).

e-Mail ID(s): agarwall.nitesh@gmail.com

**SUB.: SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) AND PROVISIO  
THERETO OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002  
IN RELATION TO THE PROPERTY CONSISTING OF FLATS ON GROUND,  
FIRST AND SECOND FLOORS, INCLUDING ROOF, PLOT NO. 10,  
MUNICIPAL PREMISES NO. 45, BALLYGUNGE TERRACE. P. S. LAKE,  
DIST. SOUTH 24 PARGANAS, KOLKATA - 700029 (W. BENGAL)  
("mortgaged Property").**

Re.: Loan Account Nos. HHLKLM00447677 and HHEKLM00448034

Dear Ma'am/ Sir,

The Authorised Officer of the Secured Creditor hereby informs you that the proceedings for selling the mortgaged Property (more particularly described in **Schedule A** attached herewith) have already been initiated under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act,



2002, and that the **constructive possession** of the mortgaged Property had been taken by the Secured Creditor.

Thus, the Authorised Officer of the Secured Creditor hereby serves on you this notice of sale of **15** days regarding the mortgaged Property being sold by way of private treaty strictly on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” basis for recovery of **Rs. 3,13,01,971/- (Rupees Three Crore Thirteen Lakh One Thousand Nine Hundred and Seventy One only)** [i.e. **Rs. 2,50,94,404/- (Rupees Two Crore Fifty Lakh Ninety Four Thousand Four Hundred and Four only)** pending towards Loan Account No. **HHLKLM00447677** and **Rs. 62,07,567/- (Rupees Sixty Two Lakh Seven Thousand Five Hundred and Sixty Seven only)** pending towards Loan Account No. **HHEKLM00448034**], by way of outstanding principal, arrears (including accrued late charges) and interest till **10.03.2021** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **11.03.2021** along with legal expenses and other charges. The Minimum Sale Price for the mortgaged Property(ies) will be **Rs. 2,50,00,000/- (Rupees Two Crore Fifty Lakh only)**.

In view of the aforesaid, the Authorised Officer of the Secured Creditor is issuing this notice of sale in conformity with Rule 8(6) read with Rule 9(1) and Proviso thereto of the Security Interest (Enforcement) Rules, 2002.

Yours truly,



**AUTHORISED OFFICER  
INDIABULLS HOUSING FINANCE LTD.**

**SCHEDULE A**  
**(Description of the Immovable Property)**

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ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF FLATS ON GROUND FLOOR (MEASURING ABOUT 996 SQ. FT.), FIRST FLOOR (MEASURING ABOUT 996 SQ. FT.) AND SECOND FLOOR (MEASURING ABOUT 660 SQ. FT.), INCLUDING ROOF, WITH COMMON RIGHT IN COMMON AREAS AND FACILITIES OF THE BUILDING/ PREMISES ON PLOT NO. 10 (MEASURING ABOUT 2 COTTAH 1 CHITTACK AND 19 SQ. FT. I.E. 1,504 SQ. FT. APPROX.), MUNICIPAL PREMISES NO. 45, BALLYGUNGE TERRACE (FORMERLY MUNICIPAL PREMISES NO. 124, KANKULIA ROAD), WITHIN THE LIMITS OF KOLKATA MUNICIPAL CORPORATION, P. S. LAKE, DIST. SOUTH 24 PARGANAS, KOLKATA - 700029 (W. BENGAL).

**BOUNDED ON:**

**NORTH BY : BALLYGUNGE TERRACE**  
**SOUTH BY : PREMISE NO. 43, BALLYGUNGE TERRACE**  
**EAST BY : BALLYGUNGE TERRACE**  
**WEST BY : PREMISE NO. 47A, BALLYGUNGE TERRACE.**

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Yours truly,

  
**AUTHORISED OFFICER**  
**INDIABULLS HOUSING FINANCE LTD.**