

Indiabulls

HOUSING FINANCE

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BY COURIER / E-MAIL

Ref. No.: 11584 / HLAFLOW00277598

October 26, 2020

To,

1. **KISHORE BALRAM NICHANI**
(CO-BORROWER AS WELL AS
DIRECTOR OF BBN HOSPITALITY PVT. LTD.)
12-A, FIRST FLOOR, NICHANI KUTIR, JUHU TARA ROAD,
JUHU, MUMBAI - 400049 (MAHARASHTRA).

ALSO AT:

KISHORE BALRAM NICHANI,
SHOP NOS. 4, 5, 6, 7, 8, 9 AND 10, SECOND FLOOR, BUILDING A,
EAST COURT, PHOENIX MARKET CITY, SY. NO. 207 (PART),
VIL. LOHAGAON, TAL. HAVELI, PUNE - 411015 (MAHARASHTRA).
2. **KAVITA KISHORE NICHANI**
(CO-BORROWER AS WELL AS
DIRECTOR OF BBN HOSPITALITY PVT. LTD.)
12-A, FIRST FLOOR, NICHANI KUTIR, JUHU TARA ROAD,
JUHU, MUMBAI - 400049 (MAHARASHTRA).

ALSO AT:

KAVITA KISHORE NICHANI,
SHOP NOS. 1, 2 AND 3, SECOND FLOOR, BUILDING A, EAST COURT,
PHOENIX MARKET CITY, SY. NO. 207 (PART), VIL. LOHAGAON,
TAL. HAVELI, PUNE - 411015 (MAHARASHTRA).
3. **ROHAN KISHORE NICHANI**
(CO-BORROWER AS WELL AS
DIRECTOR OF BBN HOSPITALITY PVT. LTD.)
12-A, FIRST FLOOR, NICHANI KUTIR, JUHU TARA ROAD,
JUHU, MUMBAI - 400049 (MAHARASHTRA).

ALSO AT:

ROHAN KISHORE NICHANI,
SHOP NOS. 1, 2 AND 3, SECOND FLOOR, BUILDING A, EAST COURT,
PHOENIX MARKET CITY, SY. NO. 207 (PART), VIL. LOHAGAON,
TAL. HAVELI, PUNE - 411015 (MAHARASHTRA).
4. **BBN HOSPITALITY PVT. LTD.**
(THROUGH ITS DIRECTORS)
12-A, FIRST FLOOR, NICHANI KUTIR, JUHU TARA ROAD,
JUHU, MUMBAI - 400049 (MAHARASHTRA).



ALSO AT:

BJN HOSPITALITY PVT. LTD.

(THROUGH ITS DIRECTORS)

**SHOP NOS. 1, 2 AND 3, SECOND FLOOR, BUILDING A, EAST COURT,
PHOENIX MARKET CITY, SY. NO. 207 (PART), VIL. LOHAGAON,
TAL. HAVELI, PUNE - 411015 (MAHARASHTRA).**

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

**SUB.: NOTICE OF SALE UNDER RULE 8(6) READ WITH RULE 9(1) AND
PROVISO THERETO OF THE SECURITY INTEREST (ENFORCEMENT)
RULES, 2002 IN RELATION TO THE PROPERTY CONSISTING OF UNIT/
SHOP NOS. 4, 5, 6, 7, 8, 9 AND 10, SECOND FLOOR, BUILDING A, EAST
COURT, PHOENIX MARKET CITY, SY. NO. 207 (PART), VIL. LOHAGAON,
TAL. HAVELI, PUNE - 411015 (MAHARASHTRA) ("mortgaged
Property(ies)").**

Re.: Loan Account No. HLAPLOW00277598.

Dear Ma'am/ Sir,

The Authorised Officer of **Indiabulls Housing Finance Ltd.** ("**Secured Creditor**") hereby informs you that the **constructive possession** of the mortgaged Property(ies) has been taken by the Secured Creditor and thereby, the proceedings for selling the mortgaged Property(ies) (more particularly described in the Schedule attached herewith) have already been initiated under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

The Authorised Officer of the Secured Creditor hereby serves on you this notice of sale of **15** days after which the mortgaged Property(ies) will be 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. 28,43,477/- (Rupees Twenty Eight Lakh Forty Three Thousand Four Hundred Seventy Seven only)** pending towards the captioned Loan Account by way of outstanding principal, arrears (including accrued late charges) and interest till **24.10.2020** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **25.10.2020** along with legal expenses and other charges. The Reserve Price for the mortgaged Property(ies) will be **Rs. 1,28,00,000/- (Rupees One Crore Twenty Eight Lakh only)** and the earnest money deposit will be **Rs. 12,80,000/- (Rupees Twelve Lakh Eighty Thousand 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.

287634

SCHEDULE

(Description of the Immovable Property)

ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF UNIT/ SHOP NOS. 4, 5, 6, 7, 8, 9 AND 10, ON SECOND FLOOR, OF BUILDING A, TO BE CALLED "EAST COURT", IN PHOENIX MARKET CITY, CONSTRUCTED ON NON-AGRICULTURAL FREEHOLD PLOT BEARING SY. NO. 207 (PART) (ADMEASURING 8,352 SQ. MTR.), AT VIL. LOHAGAON, TAL. HAVELI, PUNE - 411015 (MAHARASHTRA).

PLOT BOUNDED ON:

NORTH BY : PLOT BEARING SY. NO. 206

SOUTH BY : H.C.M.T.R. ROAD

EAST BY : VIMAN NAGAR ROAD

WEST BY : H.C.M.T.R. ROAD

Yours truly,



AUTHORISED OFFICER

INDIABULLS HOUSING FINANCE LTD.
