

THROUGH COURIER/E-MAIL

Ref. No.: 27512/HLAPPUN00398226

February 06, 2024

To,

1. LUNKAD REALTY  
(THROUGH ITS PARTNERS)  
16<sup>TH</sup> FLOOR, SKY ONE  
SR. NO. 290, PLOT NO. 42 A  
YERWADA KALYANI NAGAR  
PUNE - 411006, MAHARASHTRA

2. PUSHPA KANTILAL LUNKAD  
ALIAS PUSHPA K LUNKAD  
HOUSE NO.6/7, KONARK EASTE  
OPP. POONA CLUB, PUNE-411001  
MAHARASHTRA

ALSO AT:

PUSHPA KANTILAL LUNKAD  
ALIAS PUSHPA K LUNKAD  
PROPRIETOR  
LUNKAD HOUSING  
OFFICE NO. 3 AND 4, BLUE HILL SOCIETY  
YERWADA, PUNE-411006  
MAHARASHTRA

ALSO AT:

PUSHPA KANTILAL LUNKAD  
ALIAS PUSHPA K LUNKAD  
PARTNER  
LUNKAD REALTY  
16<sup>TH</sup> FLOOR, SKY ONE  
SR. NO. 290, PLOT NO. 42 A  
YERWADA KALYANI NAGAR  
PUNE - 411006, MAHARASHTRA

3. AMOL KANTILAL LUNKAD  
HOUSE NO.6/7, KONARK EASTE  
OPP. POONA CLUB, PUNE-411001  
MAHARASHTRA

**ALSO AT:**

AMOL KANTILAL LUNKAD  
PARTNER  
LUNKAD REALTY  
16<sup>TH</sup> FLOOR, SKY ONE  
SR. NO. 290, PLOT NO. 42 A  
YERWADA KALYANI NAGAR  
PUNE - 411006, MAHARASHTRA

4. SUBHADRA AMOL LUNKAD  
HOUSE NO.6/7, KONARK EASTE  
OPP. POONA CLUB, PUNE-411001  
MAHARASHTRA
5. AMIT KANTILAL LUNKAD  
HOUSE NO.6/7, KONARK EASTE,  
OPP. POONA CLUB, PUNE-411001,  
MAHARASHTRA

**ALSO AT:**

AMIT KANTILAL LUNKAD  
PARTNER  
LUNKAD REALTY  
16<sup>TH</sup> FLOOR, SKY ONE  
SR. NO. 290, PLOT NO. 42 A  
YERWADA KALYANI NAGAR  
PUNE - 411006, MAHARASHTRA

EMAIL ID: - [amol.lunkad@gmail.com](mailto:amol.lunkad@gmail.com)

**SUB.: SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) AND  
PROVISO THERETO OF THE SECURITY INTEREST  
(ENFORCEMENT) RULES, 2002 IN RELATION TO THE PROPERTY  
BEARING UNIT NO. 001, GROUND FLOOR, BUILDING - C, LUNKAD  
SKY BELVEDERE, VILLAGE LOHEGAON, VIMAN NAGAR, PUNE-  
411010, MAHARASHTRA ("Mortgaged Property more particularly  
described in Schedule 'A' attached herewith").**

Re.: Loan Account No. HLAPPUN00398226

Dear Ma'am/ Sir,

The Authorised Officer of **Indiabulls Housing Finance Ltd.** ("**Secured**



**Creditor**) hereby informs you that the proceedings under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 have already been initiated in relation to the Mortgaged Property (more particularly described in '**Schedule A**' attached herewith), the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor.

The Authorised Officer of the Secured Creditor hereby serves on you this Notice of Sale of **15** days after which the Mortgaged Property will be sold by way of Private Treaty strictly on "**as is where is**", "**as is what is**" and "**whatever there is**" basis, for recovery of **Rs. 4,34,18,097/- (Rupees Four Crore Thirty Four Lakh Eighteen Thousand Ninety Seven only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **06.02.2024** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **07.02.2024** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs. 5,15,00,000/- (Rupees Five Crore Fifteen 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.**

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**SCHEDULE A**

**(Description of the Immovable Property)**

UNIT NO. 001 ON GROUND FLOOR HAVING CARPET AREA 272.8 SQUARE METERS WITH EXCLUSIVE RIGHT TO USE ATTACHED GARDEN TO THE UNIT ADMEASURING 138.8 SQUARE METERS, BUILDING - C IN THE PROJECT KNOWN AS LUNKAD SKY BELVEDERE, SITUATED IN VILLAGE LOHEGAON, VIMAN NAGAR, PUNE-411010, MAHARASHTRA, TOGETHER WITH 4 CAR PARKING SPACES (BACK TO BACK), TOTALLY ADMEASURING ABOUT 40 SQUARE METERS.

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Yours truly,



**AUTHORISED OFFICER**

**INDIABULLS HOUSING FINANCE LTD.**