

THROUGH COURIER

Ref. No.: 2922/ H LAPBGM00219408
To,

February 22, 2024

1. ORCHESTRATE SYSTEMS PVT. LTD.
S-44, M S COMPLEX, 1ST FLOOR
NEW BEL ROAD, BANGALORE
KARNATAKA-560054
2. MR. ZAHED LATEEF
NO.10/11A, 10TH MAIN
RMV EXTENSION
BANGALURU, KARNATAKA-560054

ALSO AT:-

MR. ZAHED LATEEF
DIRECTOR
ORCHESTRATE SYSTEMS PVT. LTD.
S-44, M S COMPLEX, 1ST FLOOR
NEW BEL ROAD, BANGALORE
KARNATAKA-560080

3. MRS. LUBNA MERAJ MANAL
ALIAS LUBNA MANAL LATEEF
NO.10/11A, 10TH MAIN
RMV EXTENSION
SADASHIVANAGAR
BANGALORE, KARNATAKA-560054

ALSO AT:-

MRS. LUBNA MERAJ MANAL
ALIAS LUBNA MANAL LATEEF
DIRECTOR
ORCHESTRATE SYSTEMS PVT. LTD.
S-44, M S COMPLEX, 1ST FLOOR
NEW BEL ROAD, BANGALORE
KARNATAKA-560080

**SUB.: SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) AND PROVISIO
THERE TO OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002
IN RELATION TO THE PROPERTY CONSISTING OF THE ENTIRE AREA
OF UNIT NO. 700, 7TH FLOOR, PLAMA SQUARE (COMMERCIAL BLOCK),
BBMP KHATA NO. 1218/6/5/6/2A, SURVEY NO. 6/5, 6/7 AND 6/2A,
HENNUR VILLAGE, KASABA HOBLI, BANGALORE NORTH TALUK,
BANGALORE- 560043, KARNATAKA ("Mortgaged Property more**

particularly described in Schedule 'A' attached herewith").

Re.: Loan Account No. HLAPBGM00219408

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. 7,33,03,491/- (Rupees Seven Crore Thirty Three Lakh Three Thousand Four Hundred Ninety only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **15.02.2024** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **16.02.2024** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs. 4,10,00,000/- (Rupees Four Crore Ten 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)**

The Office Unit bearing No. 700 on the 7th Floor of the Commercial Complex known as “Plama Square” having a super built up area of 10,366 Square Feet (which is inclusive of the floors, ceiling and walls between the Office Units and proportionate share in all common area) alongwith exclusive right to use the entire Eastern portion of the terrace of approximately 4,850 Square Feet alongwith an undivided share of 12.725% (twelve point seven two five percent) share i.e. 3560.32 Square Feet, out of 27,978.35 Square Feet of undivided share of BPMP Khata No. 1218/6/5/6/2a in all measuring 1,39,891.73 Square Feet situated at Survey No. 6/5, 6/7 And 6/2A, Hennur Village, Kasaba Hobli, Bangalore North Taluk together with an exclusive right to use ten (10) covered reserved car parking spaces.

Boundaries of the land on which Office Unit is situated are as under:-

East By : Hennur Main Road
West By : Private Property
North By : Private Property
South By : Private Property.

Yours truly,



AUTHORISED OFFICER
INDIABULLS HOUSING FINANCE LTD.