

Indiabulls

HOUSING FINANCE

THROUGH COURIER/E-MAIL

Ref. No.: 16800/HLAPLUD00308099

22272/HLAPLUD00495898

November 11, 2022

To,

1. **NEERAJ KUMAR JAIN**
PROPRIETOR
RISHABH ENTERPRISES
PROPERTY HOUSE NO.99, ST. NO. 4, BANK COLONY,
SHELLER ROAD, HAIBOWAL, KALAN,
LUDHIANA- 141001, PUNJAB

ALSO AT:-

NEERAJ KUMAR JAIN
H. NO.- 52, WARD NO. 55, SURYA VIHAR,
NEAR TELEPHONE EXCHANGE,
RISHI NAGAR, HAIBOWAL KHURD,
LUDHIANA- 141001, PUNJAB

ALSO AT:

NEERAJ KUMAR JAIN
H NO 16, DEV NAGAR, HAMBRAN ROAD,
LUDHIANA, PUNJAB - 141001

2. **VIBHA JAIN**
PROPRIETOR
ADINATH TRADING CO.
PROPERTY HOUSE NO.99, ST. NO. 4, BANK COLONY,
SHELLER ROAD, HAIBOWAL, KALAN,
LUDHIANA- 141001, PUNJAB

ALSO AT:-

VIBHA JAIN
H. NO.- 52, WARD NO. 55, SURYA VIHAR,
NEAR TELEPHONE EXCHANGE,
RISHI NAGAR, HAIBOWAL KHURD,
LUDHIANA- 141001, PUNJAB

ALSO AT:-

VIBHA JAIN
H NO 16, DEV NAGAR, HAMBRAN ROAD,
LUDHIANA, PUNJAB - 141001

E-MAIL ID:- rishabldh@yahoo.co.in
adinathldh@yahoo.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 BEARING HOUSE NO.99, ST. NO. 4,
BANK COLONY, SELLER ROAD, HAIBOWAL, KALAN, LUDHIANA-
141001, PUNJAB (“Mortgaged Property more particularly described in
the Schedule attached herewith”).**

Re.: Loan Account No. HLAPLUD00308099 and HLAPLUD00495898

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 had 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. 51,91,406/- (Rupees Fifty One Lakh Ninety One Thousand Four Hundred Six only)** i.e. **Rs. 45,93,930/- (Rupees Forty Five Lakh Ninety Three Thousand Nine Hundred Thirty only)** pending towards Loan Account No. **HLAPLUD00308099**; and **Rs. 5,97,476/- (Rupees Five Lakh Ninety Seven Thousand Four Hundred Seventy Six only)** pending Loan Account No. **HLAPLUD00495898**, by way of outstanding principal, arrears (including accrued late charges) and interest till **11.11.2022** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **12.11.2022** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs. 35,00,000/- (Rupees Thirty Five 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.**

407082

SCHEDULE A

(Description of the Immovable Property)

Property at Plot/House No. 99 measuring 200 Sq. Yards bearing Khasra No. 23//15 Khata No. 1039/1120 as per Jamabandi for the year 2006-07 situated at Bank Colony, Village Haibowal Kalan HB. No. 102 Teh and District Ludhiana- 141001, Punjab and which is bounded as:-

East : Plot No. 100 ADM 30

West : Road 20ft. Wide

North : Ownership of Others ADM 60

South : Plot No. 102 ADM 60

Name of Owner :- Vibha Jain W/O Neeraj Kumar Jain (as per Sale Deed Wasika No. 10053 Dt. 28/11/2016)

Neeraj Kumar Jain S/O Tarsem Lal Jain, Rahil Jain S/O Vijay Kumar Jain ,
Vibha Jain W/O Neeraj Kumar Jain (as per Sale Deed Wasika No. 7249 Dt. 01/08/2012)

Yours truly,



AUTHORISED OFFICER

INDIABULLS HOUSING FINANCE LTD.