

# Indiabulls

## HOUSING FINANCE

THROUGH COURIER/E-MAIL

Ref. No.: 11570/ H LAPVSH00182038

December 9, 2022

To,

1. BBN HOSPITALITY PVT. LTD.  
THROUGH ITS DIRECTORS  
12-A, 1<sup>ST</sup> FLOOR, NICHANI KUTIR  
Juhu Tara Road, Juhu  
Mumbai - 400049, Maharashtra

ALSO AT:

BBN HOSPITALITY PVT. LTD.  
THROUGH ITS DIRECTORS  
UNIT/ SHOP NOs. 1,2 & 3  
2<sup>ND</sup> FLOOR, BUILDING-A  
PHOENIX MARKET CITY, EAST COURT  
SURVEY NO. - 207(PART.)  
LOHAGAON, TALUKA- HAVELI  
DISTRICT- PUNE - 411015  
MAHARASHTRA

2. KISHORE BALRAM NICHANI  
12-A, 1<sup>ST</sup> FLOOR NICHANI KUTIR  
Juhu Tara Road  
Santa Cruz, Opp. Ajanta Hotel  
Mumbai - 400049, Maharashtra

ALSO AT:

KISHORE BALRAM NICHANI  
DIRECTOR  
BBN HOSPITALITY PVT. LTD.  
12-A, 1<sup>ST</sup> FLOOR, NICHANI KUTIR  
Juhu Tara Road, Juhu  
Mumbai - 400049, Maharashtra

ALSO AT:

KISHORE BALRAM NICHANI  
UNIT/ SHOP NOs. 1,2 & 3  
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SURVEY NO. - 207(PART.)  
LOHAGAON, TALUKA- HAVELI  
DISTRICT- PUNE - 411015  
MAHARASHTRA

Indiabulls Housing Finance Limited (CIN L65922DL2005PLC136029)

Corp. Off. Plot No. 422B, Udyog Vihar, Phase-IV, Gurugram, Haryana-122016. T. +91 124 668 1212 F. +91 124 668 1111

Reg. Off. 5th Floor, Building No.27, KG Marg, Connaught Place, New Delhi-01. T. +91 11 4353 2950 F. +91 11 4353 2947. Email. homeloans@indiabulls.com Web. indiabullshomeloans.com

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3. KAVITA K NICHANI  
ALIAS KAVITA KISHORE NICHANI  
12-A, 1<sup>ST</sup> FLOOR, NICHANI KUTIR  
JUHU TARA ROAD  
SANTA CRUZ, OPP. AJANTA HOTEL  
MUMBAI - 400049, MAHARASHTRA

ALSO AT:

KAVITA K NICHANI  
ALIAS KAVITA KISHORE NICHANI  
DIRECTOR  
BJN HOSPITALITY PVT. LTD.  
12-A, 1<sup>ST</sup> FLOOR, NICHANI KUTIR  
JUHU TARA ROAD, JUHU  
MUMBAI - 400049, MAHARASHTRA

ALSO AT:

KAVITA K NICHANI  
ALIAS KAVITA KISHORE NICHANI  
UNIT/ SHOP NOS. 1, 2 & 3  
2<sup>ND</sup> FLOOR, BUILDING-A  
PHOENIX MARKET CITY, EAST COURT  
SURVEY NO. - 207(PART.)  
LOHAGAON, TALUKA- HAVELI  
DISTRICT- PUNE - 411015  
MAHARASHTRA

Email id:- [kspandey11@gmail.com](mailto:kspandey11@gmail.com)

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 BEARING UNIT/ SHOP NOS. 1,2 & 3,  
2<sup>ND</sup> FLOOR, BUILDING-A, PHOENIX MARKET CITY, EAST COURT,  
SURVEY NO. - 207(PART.), LOHAGAON, TALUKA- HAVELI, DISTRICT-  
PUNE - 411015, MAHARASHTRA ("Mortgaged Property more  
particularly described in the Schedule attached herewith").

Re.: Loan Account No. H LAPVSH00182038

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

 407166



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 **constructive 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. 1,13,93,401/- (Rupees One Crore Thirteen Lakh Ninety Three Thousand Four Hundred One only)** pending towards the captioned Loan Account by way of outstanding principal, arrears (including accrued late charges) and interest till **05.12.2022** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **06.12.2022** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs. 1,00,00,000/- (Rupees One Crore 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,

A handwritten signature in black ink, appearing to be a stylized name, positioned above the printed name of the Authorised Officer.

**AUTHORISED OFFICER**

**INDIABULLS HOUSING FINANCE LTD.**

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

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UNIT/ SHOP NOs. 1, 2 and 3 ON 2ND FLOOR OF BUILDING-A TO BE KNOWN AS "EAST COURT", IN PHOENIX MARKET CITY, CONSTRUCTED ON NON - AGRICULTURAL FREEHOLD LAND SITUATE, LYING AND BEING AT VILLAGE LOHAGAON, TALUKA - HAVELI, PUNE - 411015, MAHARASHTRA BEING PART OF PLOT BEARING SURVEY NO. - 207(P.T.) ADMEASURING 8352 SQ. MTRS. AND SAID PLOT IS BOUNDED AS FOLLOWS:-

EAST : VIMAN NAGAR ROAD  
WEST : HCMTR ROAD  
NORTH : PLOT BEARING SURVEY NO. 206  
SOUTH : HCMTR ROAD.

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Yours truly,

A handwritten signature in black ink, appearing to be "A. K. Kulkarni", written over a horizontal line.

AUTHORISED OFFICER  
INDIABULLS HOUSING FINANCE LTD.