

# Indiabulls

**HOUSING FINANCE**  
THROUGH COURIER/E-MAIL

Ref. No.: 15045/ HHL SUR00350156

August 22, 2022

To,

1. NILESH SURESH NAIK  
704, SATTAYA, RANG RAAG RESIDENCY  
NEAR ASHARAM ASHRAM  
JAHANGIRPURA, SAROLI  
SURAT-395005  
GUJARAT

ALSO AT:

NILESH SURESH NAIK  
FLAT NO. 803, 8<sup>TH</sup> FLOOR,  
SUNDARAM, RANG RAAG RESIDENCY  
NEAR ASHARAM ASHRAM, JAHANGIRPURA  
SURAT-395004  
GUJARAT

ALSO AT:

NILESH SURESH NAIK  
TRAVEL COORIDINATOR  
107, RJD BUSINESS HUB, KATARGAM  
NEAR KIRAN HOSPITAL, JAHANGIRPURA  
SURAT-395004  
GUJARAT

2. NEETA NAIK  
704, SATTAYA, RANG RAAG RESIDENCY  
NEAR ASHARAM ASHRAM  
JAHANGIRPURA, SAROLI  
SURAT-395005  
GUJARAT

ALSO AT:

NEETA NAIK  
A-504, NAKSHATRA HEIGHTS, GAURAV PARTH ROAD  
NEAR L. P SAVANI INTERNATIONAL SCHOOL, PAL  
SURAT 394510  
GUJARAT

ALSO AT:

NEETA NAIK  
FLAT NO. 803, 8<sup>TH</sup> FLOOR,  
SUNDARAM, RANG RAAG RESIDENCY  
NEAR ASHARAM ASHRAM, JAHANGIRPURA  
SURAT-395004  
GUJARAT

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**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 BEING FLAT NO. 803, 8<sup>TH</sup> FLOOR,  
SUNDARAM, RANG RAAG RESIDENCY, NEAR ASHARAM ASHRAM,  
JAHANGIRPURA SURAT-395004 GUJARAT ("Mortgaged Property, more  
particularly described in Schedule 'A' Hereto").**

**Re.: Loan Account No. HHLSUR00350156**

**Dear Ma'am/ Sir,**

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

The Authorised Officer of the Secured Creditor hereby serves on you this Notice of Sale of **15 days'**, regarding the Mortgaged Property being 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. 44,79,622/- (Rupees Forty Four Lakh Seventy Nine Thousand Six Hundred Twenty Two only)** pending towards the captioned Loan Account by way of outstanding principal, arrears (including accrued late charges) and interest till **22.08.2022** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **23.08.2022** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs. 40,50,000/- (Rupees Forty Lakh Fifty 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.**

**364235**

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**SCHEDULE A**

**(Description of the Immovable Property)**

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PROPERTY BEARING FLAT NO. 803, ON THE 8TH FLOOR HAVING BUILT-UP AREA ADMEASURING 1211.90 SQ. FT. I.E 112.63 SQ. MTRS. AND SUPER BUILT-UP AREA ADMEASURING 1924 SQ. FT I.E 178.81 SQ. MTRS., ALONG WITH UNDIVIDED SHARE IN THE LAND ADMEASURING 522.40 SQ. FT. I. E 48.55 SQ. MTRS., SCHEME OF SOCIETY DEVELOPED AND KNOWN AS "RANG RAAG" AND CONSTRUCTED BUILDING KNOWN AS "SUNDARAM" SITUATED AND REGISTERED AS REVENUE SURVEY/ BLOCK NO. 100/03, BLOCK NO. 117 ADMEASURING HECTARE AARE 02-30-67 SQ. MTRS. AAKAR 44.25 PAISA ON NON AGRICULTURAL LAND OF MOUJE GAM JAHANGIRPURA, SITUATED AND LYING AND BEING AT REGISTRATION DISTRICT AND SUB DISTRICT OF SURAT. WHICH IS BOUNDED AS UNDER:-

EAST : ADJOINING SOCIETY ROAD  
WEST : ADJOINING SULEKHAN BUILDING  
NORTH : ADJOINING SOCIETY ROAD  
SOUTH : ADJOINING SOCIETY ROAD.

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Yours truly,

  
AUTHORISED OFFICER  
INDIABULLS HOUSING FINANCE LTD.

364236