

Indiabulls
HOUSING FINANCE
THROUGH COURIER/ EMAIL

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Ref. No.: 27761/HHLVSH00508462

December 9, 2023

To,

1. ANAND GANPAT HOTKAR
NEW BHARAT NAGAR, BANJAR TANDA,
MAKUL ROAD, NEAR RAM MANDIR,
VASHINAKA, CHEMBUR BEHIND H.P. COLONY,
MUMBAI-400074, MAHARASHTRA

ALSO AT:

ANAND GANPAT HOTKAR
C/O. AASRA WELFARE ASSOCIATION
MIDC, MAHAKALI CAVIAS ROAD,
OPP. HOLY FAMILY SCHOOL,
ANDHERI EAST-400069, MAHARASHTRA

2. BHAGYASHRI ANAND HOTKAR
NEW BHARAT NAGAR, BANJAR TANDA,
MAKUL ROAD, NEAR RAM MANDIR,
VASHINAKA, CHEMBUR BEHIND H.P. COLONY,
MUMBAI-400074, MAHARASHTRA

EMAIL ID: - hotkar.anand@gmail.com,
hotkar.bhagyashri1990@gmail.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 BEING FLAT NO. 4, GROUND FLOOR, BUILDING NO. B3, PREM
NARAYAN RESIDENCY, SURVEY NO. 58, HISSA NO. 2/2, VILLAGE ATGAON,

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TALUKA SHAHAPUR, MUMBAI-NASIK HIGHWAY, DISTRICT THANE- 421601,
MAHARASHTRA ("Mortgaged Property more particularly described in Schedule
'A' attached herewith").

Re.: Loan Account No. HHLVSH00508462

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. 15,07,468/- (Rupees Fifteen Lakh Seven Thousand Four Hundred Sixty Eight only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **08.12.2023** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **09.12.2023** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs. 11,00,000/- (Rupees Eleven 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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426422

SCHEDULE A

(Description of the Immovable Property)

FLAT NO. 4 HAVING CARPET AREA 24.54 SQUARE METERS ON GROUND FLOOR,
BUILDING NO. B3 IN THE PROJECT KNOWN AS PREM NARAYAN RESIDENCY,
CONSTRUCTED UPON LAND BEARING SURVEY NO. 58 HISSA NO. 2/2, SITUATED IN
VILLAGE ATGAON, TALUKA SHAHAPUR, MUMBAI-NASIK HIGHWAY, DISTRICT THANE-
421601, MAHARASHTRA.

Yours truly,



AUTHORISED OFFICER

INDIABULLS HOUSING FINANCE LTD.