

THROUGH COURIER/E-MAIL

Ref. No.: 16556 / HILABNE00450133

July 20, 2023

To,

1. **SAWHNEY AGENCIES**
SHOP NO.18 SHOP NO.25, 26
GROUND FLOOR AND FIRST FLOOR
NO.134 RG COMPLEX, A M ROAD
BENGALURU - 560002
KARNATAKA

ALSO AT:

SAWHNEY AGENCIES
VILLA BEARING NO.002, RAHEJA REGENT,
PROPERTY BEARING NO.17,
NEW MUNICIPAL NO.35,
COLES ROAD, FRAZER TOWN,
BENGALURU-560005
KARNATAKA

2. **PRANNATH SANJAY SAWHNEY**
VILLA BEARING NO.002, RAHEJA REGENT,
PROPERTY BEARING NO.17,
NEW MUNICIPAL NO.35,
COLES ROAD, FRAZER TOWN,
BENGALURU-560005
KARNATAKA

ALSO AT:

PRANNATH SANJAY SAWHNEY
PARTNER
SAWHNEY AGENCIES
SHOP NO.18 SHOP NO.25, 26
GROUND FLOOR AND FIRST FLOOR
NO.134 RG COMPLEX, A M ROAD
BENGALURU - 560002
KARNATAKA

3. **POOJA SAWHNEY**
VILLA BEARING NO.002, RAHEJA REGENT,
PROPERTY BEARING NO.17,
NEW MUNICIPAL NO.35,
COLES ROAD, FRAZER TOWN,
BENGALURU-560005
KARNATAKA

Dhani Loans and Services Limited

CIN: U74899DL1994PLC062407

Regd. Office: 1/1E, 1st Floor, East Patel Nagar, New Delhi - 110 008 T. 011 - 4105 2775 F. 011 - 4213 7986Corp. Office: One International Centre, Tower 1, 4th Floor, S. B. Marg, Elphinstone (W), Mumbai - 400013 T. +91 22 6189 9016 F. +91 22 6189 9001

Website: www.dhaniLoansandservices.com | Email: support@dhani.com



3043

ALSO AT:
POOJA SAWHNEY
PARTNER
SAWHNEY AGENCIES
SHOP NO.18 SHOP NO.25, 26
GROUND FLOOR AND FIRST FLOOR
NO.134 RG COMPLEX, A M ROAD
BENGALURU – 560002
KARNATAKA

EMAIL ID: - Sanjay@sawhneyagencies.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 VILLA/APARTMENT NO. 002,
RAHEJA REGENT, PROPERTY BEARING NO. 17, NEW MUNICIPAL NO.
35, COLES ROAD, FRAZER TOWN, BENGALURU-560005, KARNATAKA
(“Mortgaged Property, more particularly described in Schedule ‘A’
attached herewith”).**

Re.: Loan Account No. HILABNE00450133

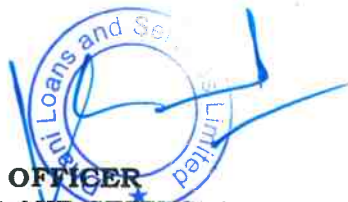
Dear Ma’am/ Sir,

The Authorised Officer of **Dhani Loans and Services Limited [formerly Indiabulls Consumer 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 has 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**” and “**whatever there is**” basis, for recovery of **Rs. 5,80,82,674/- (Rupees Five Crore Eighty Lakh Eighty Two Thousand Six Hundred Seventy Four only)** pending towards the captioned Loan Account by way of outstanding principal, arrears (including accrued late charges) and interest till **20.07.2023** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **21.07.2023** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs. 2,40,00,000/- (Rupees Two Crore Forty 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
DHANI LOANS AND SERVICES LIMITED**

Dhani Loans and Services Limited

CIN: U74899DL1994PLC062407

Regd. Office: 1/1E, 1st Floor, East Patel Nagar, New Delhi - 110 008 T. 011 - 4105 2775 F. 011 - 4213 7986

Corp. Office: One International Centre, Tower 1, 4th Floor, S. B. Marg, Elphinstone (W), Mumbai - 400013 T. +91 22 6189 9016 F. +91 22 6189 9001

Website: www.dhani loans and services.com | Email: support@dhani.com

SCHEDULE A

(Description of the Immovable Property)

All that piece and parcel of Villa/Apartment bearing No. 002 (Old PID No. 91-80-35/1), situated in Ground Floor, Building known as "Raheja Regent" having super built-up area 2250 Sq. Ft., together with exclusive right of use of terrace area admeasuring 430 Sq. Ft., and exclusive right of use of open area 365 Sq. Ft., in front of the said Apartment along with one covered car parking together with proportionate 6.12 % (1235 Sq. Ft.) undivided share, right, title and interest in Property bearing Old No. 17, New Municipal No. 35, measuring 20186.25 Sq. Ft., situated at Coles Road, Frazer Town, Bangalore in Division No. 87, Ward No. 91, Corporation of the City of Bangalore and bounded on the :

East by : Property No. 36, Coles Road

West by : Property No. 34, Coles Road

North by : Temple Property

South by : Coles Road

Yours truly,



AUTHORISED OFFICER
DHANI LOANS AND SERVICES LIMITED

Dhani Loans and Services Limited

CIN: U74899DL1994PLC062407

Regd. Office: 1/1E, 1st Floor, East Patel Nagar, New Delhi - 110 008 T. 011 - 4105 2775 F. 011 - 4213 7986

Corp. Office: One International Centre, Tower 1, 4th Floor, S. B. Marg, Elphinstone (W), Mumbai - 400013 T. +91 22 6189 9016 F. +91 22 6189 9001

Website: www.dhani loans and services.com | Email: support@dhani.com

3045