

Indiabulls

HOUSING FINANCE

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BY COURIER / E-MAIL

Ref. No.: 11570 / HLAPVSH00182038

November 3, 2020

To,

1. BJNI HOSPITALITY PVT. LTD.
(THROUGH ITS DIRECTORS)
12-A, FIRST FLOOR, NICHANI KUTIR, JUHU TARA ROAD,
JUHU, MUMBAI - 400049 (MAHARASHTRA).

ALSO AT:

BJN HOSPITALITY PVT. LTD.
(THROUGH ITS DIRECTORS)
SHOP NOS. 1, 2 AND 3, SECOND FLOOR, BUILDING A, EAST COURT,
PHOENIX MARKET CITY, SY. NO. 207 (PART), VIL. LOHAGAON,
TAL. HAVELI, PUNE - 411015 (MAHARASHTRA).

2. KISHORE BALRAM NICHANI
(CO-BORROWER AS WELL AS
DIRECTOR OF BJNI HOSPITALITY PVT. LTD.)
12-A, FIRST FLOOR, NICHANI KUTIR, JUHU TARA ROAD,
JUHU, MUMBAI - 400049 (MAHARASHTRA).

ALSO AT:

KISHORE BALRAM NICHANI,
SHOP NOS. 1, 2 AND 3, SECOND FLOOR, BUILDING A, EAST COURT,
PHOENIX MARKET CITY, SY. NO. 207 (PART), VIL. LOHAGAON,
TAL. HAVELI, PUNE - 411015 (MAHARASHTRA).

3. KAVITA KISHORE NICHANI
(CO-BORROWER AS WELL AS
DIRECTOR OF BJNI HOSPITALITY PVT. LTD.)
12-A, FIRST FLOOR, NICHANI KUTIR, JUHU TARA ROAD,
JUHU, MUMBAI - 400049 (MAHARASHTRA).

ALSO AT:

KAVITA KISHORE NICHANI,
SHOP NOS. 1, 2 AND 3, SECOND FLOOR, BUILDING A, EAST COURT,
PHOENIX MARKET CITY, SY. NO. 207 (PART), VIL. LOHAGAON,
TAL. HAVELI, PUNE - 411015 (MAHARASHTRA).

e-Mail ID(s): kspandey11@gmail.com

**SUB.: NOTICE OF SALE UNDER RULE 8(6) READ WITH RULE 9(1) AND
PROVISO THERETO OF THE SECURITY INTEREST (ENFORCEMENT)
RULES, 2002 IN RELATION TO THE PROPERTY CONSISTING OF UNIT/
SHOP NOS. 1, 2 AND 3, SECOND FLOOR, BUILDING A, EAST COURT,**

145477

Indiabulls Housing Finance Limited (CIN: L65922DL2005PLD136029)

Corp. Off. Indiabulls House, 448 - 451, Udyog Vihar, Phase V, Gurugram - 16. T. +91 124 668 1212 F. +91 124 668 1111

Reg. Off. M 62 & 63, First Floor, Connaught Place, New Delhi - 01. T. +91 11 3025 2900 F. +91 11 3025 2901 Email. homeloans@indiabulls.com Web. IndiabullsHomeLoans.com

PHOENIX MARKET CITY, SY. NO. 207 (PART), VIL. LOHAGAON, TAL.
HAVELI, PUNE - 411015 (MAHARASHTRA) ("mortgaged Property(ies)").

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 **constructive possession** of the mortgaged Property(ies) has been taken by the Secured Creditor and thereby, the proceedings for selling the mortgaged Property(ies) (more particularly described in the Schedule attached herewith) have already been initiated under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

The Authorised Officer of the Secured Creditor hereby serves on you this notice of sale of **15** days after which the mortgaged Property(ies) will be 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. 1,04,01,172/- (Rupees One Crore Four Lakh One Thousand One Hundred Seventy Two only)** pending towards the captioned Loan Account by way of outstanding principal, arrears (including accrued late charges) and interest till **27.10.2020** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **28.10.2020** along with legal expenses and other charges. The Reserve Price for the mortgaged Property(ies) will be **Rs. 1,09,00,000/- (Rupees One Crore Nine Lakh only)** and the earnest money deposit will be **Rs. 10,90,000/- (Rupees Ten Lakh Ninety 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.

SCHEDULE

(Description of the Immovable Property)

ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF UNIT/ SHOP NOS. 1, 2 AND 3, ON SECOND FLOOR, OF BUILDING A, TO BE CALLED "EAST COURT", IN PHOENIX MARKET CITY, CONSTRUCTED ON NON-AGRICULTURAL FREEHOLD PLOT BEARING SY. NO. 207 (PART) (ADMEASURING 8,352 SQ. MTR.), AT VIL. LOHAGAON, TAL. HAVELI, PUNE - 411015 (MAHARASHTRA).

PLOT BOUNDED ON:

NORTH BY : PLOT BEARING SY. NO. 206

SOUTH BY : H.C.M.T.R. ROAD

EAST BY : VIMAN NAGAR ROAD

WEST BY : H.C.M.T.R. ROAD

Yours truly,


AUTHORISED OFFICER
INDIABULLS HOUSING FINANCE LTD.
