

Indiabulls

HOUSING FINANCE

THROUGH COURIER/E-MAIL

Ref. No.: 23048/HHLSUR00291636

September 12, 2023

To,

1. MOHINI KUMARI S. SUTHAR
401, VINAYAK SOCIETY
NEAR PETROL PUMP
PUNA SIMADA ROAD, KUMBHARTIYA ROAD
SURAT -395010, GUJARAT

ALSO AT:

MOHINI KUMARI S. SUTHAR
C/O. LAXMI VARSHA
101-102, MOMAI COMPLEX
SAHARA DARWAJA
OPP. NEW BOMBAY MARKET
UMARWAD-395010, GUJARAT

2. SURESH KUMAR POKARCHAND SUTHAR
401, VINAYAK SOCIETY
NEAR PETROL PUMP
PUNA SIMADA ROAD, KUMBHARTIYA ROAD
SURAT -395010, GUJARAT

ALSO AT:

SURESH KUMAR POKARCHAND SUTHAR
C/O. SAMAY CREATION
101-102, MOMAI COMPLEX
SAHARA DARWAJA
OPP. NEW BOMBAY MARKET
UMARWAD-395010, GUJARAT

3. JAGDISH KUMAR POKARCHAND SUTHAR
401, VINAYAK SOCIETY
NEAR PETROL PUMP
PUNA SIMADA ROAD, KUMBHARTIYA ROAD
SURAT -395010, GUJARAT

ALSO AT:

JAGDISH KUMAR POKARCHAND SUTHAR
C/O. LAXMI VARSHA
101-102 MOMAI COMPLEX
SAHARA DARWAJA
OPP. NEW BOMBAY MARKET
UMARWAD-395010, GUJARAT

EMAIL ID: - samay_creation666@yahoo.com



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**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 BEING PENT HOUSE NO. F-401,
SHUBHAM VISTA, OPP. SPRING COUNTRY -1, NEAR NAVRACHNA UNI
STATION ROAD, VADODARA - 390007 ("Mortgaged Property more
particularly described in Schedule 'A' attached herewith").**

Re.: Loan Account No. HHLSUR00291636

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. 26,14,471/- (Rupees Twenty Six Lakh Fourteen Thousand Four Hundred Seventy One only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **12.09.2023** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **13.09.2023** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs. 43,00,000/- (Rupees Forty Three 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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SCHEDULE A

(Description of the Immovable Property)

PROPERTY BEING PENT HOUSE NO. 401 ON FOURTH-FIFTH FLOOR IN BUILDING "F" HAVING BUILT UP AREA 195.09 SQ. MTS. (2100 SQ. FEET.) IN THE SCHEME OF RESIDENTIAL BUILDING KNOWN AS "SHUBHAM VISTA" TOTAL SEVEN BUILDINGS TO BE CONSTRUCTED AS PER PERMISSION BY VADODARA URBAN DEVELOPMENT AUTHORITY (VUDA) FOR RESIDENTIAL PURPOSE (A TO G) WITH PROPORTIONATE UNDIVIDED SHARE OF LAND ADMEASURING 57.20 SQ. MTS. WHICH IS INCLUSIVE OF COMMON FACILITIES ROAD AND COMMON PLOTS OF MOUJE GAM BHAYALI REVENUE SURVEY NO. 135 WHICH IS GIVEN BLOCK NO. 118 OF BHAYALI T. P. SCHEME NO. 1, OLD FINAL PLOT NO. 23/1, NEW FINAL PLOT NO. 13 WHICH IS NORTH SIDE OF THE 15 MTS. T.P. ROAD AND WEST WARDS TO 12 MTS. T. P. ROAD LAND ADMEASURING 4,646.00 SQ. MTS. I.E. 50,010.00 SQ. FEET. LAND TOWARDS HALF LAND TOWARDS NORTHEN SIDE ADMEASURING 2323.00 SQ. MTS. (25,000.00 SQ. FEET.) OF SUB DISTRICT VADODARA AND REGISTRATION DISTRICT VADODARA. WHICH IS BOUNDED AS UNDER:

EAST : AFTER LEAVING MARGIN OF BUILDING TOWER "G".
WEST : PENT HOUSE FLAT NO. F/402.
NORTH : INTERNAL ROAD.
SOUTH : MARGIN OF BUILDING.

Yours truly,


AUTHORISED OFFICER

INDIABULLS HOUSING FINANCE LTD.

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