

THROUGH COURIER/E-MAIL

Ref. No.: 23638/HHLDCP00384965

April 09, 2024

To,

1. BHAGWAT YADAV
C/O TOWN PARK BUILDCON PVT. LTD.
PLOT NO.3C, SECTOR-16 C, GAUR CITY-2,
GREATER NOIDA WEST,
NOIDA-201301,UTTAR PRADESH

ALSO AT:-
BHAGWAT YADAV
A-13/14, NAGAR NIGAM COLONY,
SUDAMA PURI,
GHAZIABAD-201011,
UTTAR PRADESH

ALSO AT:-
BHAGWAT YADAV
SIGIAVAN, WARD NO.1,
SINGIAWAN, SUPAUL,
SINGIHAUAN-852138,
BIHAR

2. DEEPAK KUMAR
A-13/14, NAGAR NIGAM COLONY,
SUDAMA PURI,
GHAZIABAD-201011,
UTTAR PRADESH

ALSO AT:-
DEEPAK KUMAR
SIGIAVAN, WARD NO.1,
SINGIAWAN, SUPAUL,
SINGIHAUAN-852138,
BIHAR

EMAIL ID: - bhagwatyadavpbpl@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. SF-4, L.I.G,
SECOND FLOOR WITH ROOF, REAR LEFT HAND BACK SIDE,
SLF VED VIHAR, PLOT NO. A-80, VILLAGE SADULABAD,
PARGANA & TEHSIL LONI, DISTRICT GHAZIABAD,

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GHAZIABAD- 201102, UTTAR PRADESH (“Mortgaged Property more particularly described in Schedule ‘A’ attached herewith”).

Re.: Loan Account No. HHLDCP00384965

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. 16,81,887/- (Rupees Sixteen Lakh Eighty One Thousand Eight Hundred Eighty Seven only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **09.04.2024** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **10.04.2024** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs. 9,30,000/- (Rupees Nine Lakh Thirty 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 A

(Description of the Immovable Property)

RESIDENTIAL FLAT BEARING NUMBER SF-4 HAVING TOTAL COVERED AREA OF 325 SQUARE FEET I.E. 30.19 SQUARE METER, L.I.G, SECOND FLOOR WITH ROOF, REAR LEFT HAND BACK SIDE, IN "SLF VED VIHAR" SITUATED ON PLOT NUMBER A-80, HAVING AREA OF 167.22 SQUARE METER, KHASRA NUMBER 399, HADBAST VILLAGE SADULABAD, PARGANA AND TEHSIL LONI, DISTRICT GHAZIABAD, GHAZIABAD-201102, UTTAR PRADESH.


PLOT A-80 IS BOUNDED AS FOLLOWS:-

EAST : PLOT NUMBER A-81,
WEST : PLOT NUMBER A-79,
NORTH : OTHER'S LAND,
SOUTH : ROAD 9 METER WIDE, BADHUA PARK

THE FLAT IS BOUNDED AS FOLLOWS :-

EAST : FLAT NUMBER SF-3 (L.I.G),
WEST : PLOT NUMBER A-79,
NORTH : OTHER'S LAND,
SOUTH : COMMON PASSAGE AND FLAT NUMBER SF-1 (H.I.G).

Yours truly,



**AUTHORISED OFFICER
INDIABULLS HOUSING FINANCE LTD.**