

Indiabulls
HOUSING FINANCE
THROUGH COURIER/E-MAIL

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Ref. No.: 17490/HHESUR00280570
17535/HHLSUR00274872

January 12, 2024

To,

1. DHAVAL KANUBHAI NAKRANI
FLAT NO. C1-1102, 11TH FLOOR,
KRISHNA RESIDENCY
NEAR SARJAN CLUB, KATARGAM,
SURAT- 395004, GUJARAT

ALSO AT:-

DHAVAL KANUBHAI NAKRANI
C/O. I SHREE KHODIJAR TEX
BLOCK NO. 154 , PLOT NO. 4B,
P.O.- BAGUMARA, TALUKA PALSANA
SURAT- 394316, GUJARAT

2. KAJALBEN D NAKRANI
FLAT NO. C1-1102, 11TH FLOOR,
KRISHNA RESIDENCY
NEAR SARJAN CLUB, KATARGAM,
SURAT- 395004, GUJARAT

EMAIL ID: - nakrani.dhaval@yahoo.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. C-1- 1102
ADMEASURING SUPER BUILT-UP AREA 1793 SQ. FT. ON 11TH FLOOR,
C-1 BUILDING, KRISHNA RESIDENCY, NEAR SARJAN CLUB, KATAGAM,
SURAT- 395004, GUJARAT ("Mortgaged Property more particularly
described in Schedule 'A' attached herewith").**

Re.: Loan Account No. HHESUR00280570 and HHLSUR00274872

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**

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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. 1,02,81,207/- (Rupees One Crore Two Lakh Eighty One Thousand Two Hundred Seven only)** i.e. **Rs. 58,90,988/- (Rupees Fifty Eight Lakh Ninety Thousand Nine Hundred Eighty Eight only)** pending towards Loan Account No. **HHESUR00280570**; and **Rs. 43,90,219/- (Rupees Forty Three Lakh Ninety Thousand Two Hundred Nineteen only)** pending towards Loan Account No. **HHLSUR00274872**, by way of outstanding principal, arrears (including accrued late charges) and interest till **09.01.2024** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **10.01.2024** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs. 66,00,000/- (Rupees Sixty Six 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.**

SCHEDULE A

(Description of the Immovable Property)

FLAT NO. C-1- 1102 ADMEASURING SUPER BUILT-UP AREA 1793 SQ. FT. ON
11TH FLOOR, C-1 BUILDING, KRISHNA RESIDENCY, NEAR SARJAN CLUB,
KATAGAM, SURAT- 395004, GUJARAT.

Yours truly,



AUTHORISED OFFICER
INDIABULLS HOUSING FINANCE LTD.