

# Indiabulls

## HOUSING FINANCE

THROUGH COURIER

PAGE 1 OF 3

Ref. No.: 18577/HLAPLPM00416717

12853/HLAPLPM00394640

March 13, 2024

To,

1. PORUS THAPAR  
ALIAS PORUS VINAY THAPAR  
62, CLIFFLET, FLAT NO. 9, FOURTH FLOOR  
SIR POCHKHANWALA ROAD  
OPP. TRAFFIC POLICE HQ., WORLI- NAKA  
MUMBAI- 400030, MAHARASHTRA

ALSO AT:-

PORUS THAPAR  
ALIAS PORUS VINAY THAPAR  
PROPRIETOR  
'THAPAR HOSPITALITY'  
GREENFIELD COMMERCIAL CO-OP SOCIETY LTD.  
(NEXT TO STERLING CINEMA)  
MURZBAN ROAD, FORT MUMBAI  
MUMBAI- 400614, MAHARASHTRA

ALSO AT:-

PORUS THAPAR  
ALIAS PORUS VINAY THAPAR  
PROPRIETOR  
'THAPAR HOTELS'  
604, WING- 'A', CITI TOWER, PLOT NO. 51  
SECTOR- 15, CBD BELAPUR, NAVI MUMBAI  
THANE- 400614, MAHARASHTRA

ALSO AT:-

PORUS THAPAR  
ALIAS PORUS VINAY THAPAR  
PROPRIETOR  
'THAPAR RESTAURANTS INC.'  
604, WING- 'A', SIXTH FLOOR  
CITI TOWER, BELAPUR, CBD BELAPUR  
PLOT NO. 51, SECTOR- 15  
NAVI MUMBAI, THANE- 400614, MAHARASHTRA

2. RITA VINAYKUMAR THAPAR  
ALIAS RITA VINAY THAPAR  
CLIFFLET, FLAT NO. 9, FOURTH FLOOR  
SIR POCHKHANWALA ROAD  
OPP. TRAFFIC POLICE HQ., WORLI- NAKA  
MUMBAI- 400030, MAHARASHTRA
3. VINAY KUMAR THAPAR  
CLIFFLET, FLAT NO. 9, FOURTH FLOOR  
SIR POCHKHANWALA ROAD  
OPP. TRAFFIC POLICE HQ., WORLI- NAKA  
MUMBAI- 400030, MAHARASHTRA

E-MAIL ID:-

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Page 1 of 3

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**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 SHOP NO.- 12, GROUND  
FLOOR, 'THAPAR COMPLEX', PLOT NO. 51, SECTOR- 15, CBD  
BELAPUR, NAVI MUMBAI, THANE- 400614, MAHARASHTRA  
(*"Mortgaged Property more particularly described in Schedule 'A'  
attached herewith"*).**

**Re.: Loan Account No. HLAPLPM00416717 and HLAPLPM00394640**

**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. 5,50,47,952/- (Rupees Five Crore Fifty Lakh Forty Seven Thousand Nine Hundred Fifty Two only)** i.e. **Rs. 90,48,671/- (Rupees Ninety Lakh Forty Eight Thousand Six Hundred Seventy One only)** pending towards Loan Account No. **HLAPLPM00416717**; and **Rs. 4,59,99,281/- (Rupees Four Crore Fifty Nine Lakh Ninety Nine Thousand Two Hundred Eighty One only)** pending towards Loan Account No. **HLAPLPM00394640**, by way of outstanding principal, arrears (including accrued late charges) and interest till **07.03.2024** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **08.03.2024** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs. 41,00,000/- (Rupees Forty One 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)**

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**ALL THAT PIECE AND PARCEL OF SHOP NO.- 12 ON GROUND FLOOR  
ADMEASURING 220 SQ. FT. CARPET AREA, IN THE BUILDING KNOWN AS  
'THAPAR COMPLEX', CONSTRUCTED UPON PLOT NO. 51, SECTOR- 15, C.B.D.  
BELAPUR, NAVI MUMBAI, TAL. & DISTT. THANE - 400614, MAHARASHTRA.**

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Yours truly,



**AUTHORISED OFFICER  
INDIABULLS HOUSING FINANCE LTD.**