

Ref. No.: 18501/ HHLVAI00448048

January 12, 2024

To,

1. MANISHDEV S UPADHYAY  
MICRO FILTECH , GALI NO. - 11, 12, 13  
PRAMUKH COMPLEX, NEAR CINE PARK SILVASSA ROAD,  
CHANOD , VAPI - 396191, GUJARAT

**ASLO AT:**

MANISHDEV S UPADHYAY  
ROOM NO. 101, PLOT NO- 33 B, OPP-CHIRAG APARTMENT,  
KHODIYARNAGAR, CHARAWADA,  
VAPI- 396191, GUJARAT

2. PRIYANKA UPADHYAY  
ROOM NO. 101, PLOT NO- 33 B, OPP-CHIRAG APARTMENT,  
KHODIYARNAGAR, CHARAWADA,  
VAPI- 396191, GUJARAT

3. ABHISHEK A RAI  
301, CHIRAG APPARTMENT,  
KHODIYARNAGAR, CHHARWADA,  
VAPI- 396191, GUJARAT

EMAIL ID: [-manishvapi1976@gmail.com](mailto:-manishvapi1976@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. 103, 1ST FLOOR,  
BUILDING-B, SAI SRUSHTI RESIDENCY, B/H. DHANLAXMI, S.NO.  
170/1/2, MOJE. CHHARWADA, TAL. VAPI, VAPI, GUJARAT - 396191  
(“Mortgaged Property more particularly described in Schedule ‘A’  
attached herewith”).**

Re.: Loan Account No. HHLVAI00448048

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. 17,87,285/- (Rupees Seventeen Lakh Eighty Seven Thousand Two Hundred Eighty Five only)** pending towards the captioned Loan Account, 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. 16,50,000/- (Rupees Sixteen Lakh Fifty 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)

FLAT NO. 103, 1ST FLOOR, BUILDING-B, SAI SRUSHTI RESIDENCY, B/H.  
DHANLAXMI, S.NO. 170/1/2, MOJE. CHHARWADA, TAL. VAPI, VAPI,  
GUJARAT - 396191.

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Yours truly,



AUTHORISED OFFICER

INDIABULLS HOUSING FINANCE LTD.