**INDOSTAR HOME FINANCE PRIVATE LIMITED**

**Regd. Office: - Unit No. 305, 3rd Floor, Wing 2/E, Corporate Avenue, Andheri- Ghatkopar Link Road, Chakala, Andheri (East), Mumbai – 400093**

**Email: -** [**connect@indostarhfc.com**](mailto:connect@indostarhfc.com) **CIN Number: - U65990MH2016PTC271587**

**Contact No.: -** **Piyush Patel – 9925111077**

**[APPENDIX-IV-A]**

**[See proviso to rule 8(6)]**

**Sale notice for sale of immovable properties**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) that pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of **Indostar Home Finance Private Limited** (hereinafter referred to as **“Secured Creditor”**)under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower(s), offers are invited to be submitted online on the Web Portal of our Sales & Marketing and e-Auction Service Partner, M/s. InventON Solutions Pvt. Limited (InventON) i.e. https://auctions.inventon.in by the undersigned for purchase of the immovable property, as described hereunder.

The borrower’s attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The said property is in the Physical Possession on “As Is Where Is Basis”, “As Is What Is Basis”, “Whatever is There Is Basis” and “no recourse” basis, the particulars of which are hereunder: -

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Borrower(s) Details** | **Date & Amount of 13(2) Demand Notice** | **Description of Property** | **Reserve Price** | **Date & Time of e-Auction** |
| **EMD** |
| **Bid Increase Amount** |
| **LNSUR0HL-02200013423**  **BRANCH:**  SURAT RANDER  **BORROWER:**  RAMRATAN MANGURAM INDALIYA  **CO-BORROWER(S):**  SEETA DEVI | **22/11/2023**  **Rs. 13,60,188/-**  (RUPEES THIRTEEN LAKH SIXTY THOUSAND ONE HUNDRED EIGHTY EIGHT ONLY) AS ON 09/11/2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT | ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING PLOT NO 125 OF THE SOCIETY KNOWN AS “SHREEJI RESIDENCY “ ADMEASURING 75.21 SQ MTRS ALONG WITH UNDIVIDED PROPORTIONATE SHARE IN THE LAND FOR ROAD AND COP ADMEASURING 40.66 SQ. MTRS SITUATED AT HALDHARU BEARING SURVEY NO. 516/1 BLOCK NO. 38 AFTER PROMULGATION NEW BLOCK NO.44 OF VILLAGE HALDHARU TALUK KAMREJ, DISTRICT SURAT WHICH IS BOUNDED AS UNDER\_ NORTH: OPEN SPACE , SOUTH: PLOT NO. 124, EAST: ROAD , WEST: PLOT NO. 75 & 76 | **Rs. 11,00,000/-**   |  | | --- | | **Rs. 1,10,000/-** | | **Rs.10,000/-** | | **04/12/2024**  **Time:**  **10.30 AM to**  **12.30 PM with unlimited extension of 5 minutes** |
| LNSUR0HL-02210016004  **BRANCH:**  SURAT RANDER  **BORROWER:**  BAISANE AVINASH APPABHAI  **CO-BORROWER(S):**  BAISANE LATABEN APPA,  BAISANE AJAY APPABHAI,  BAISANE APPA NAMDEV | 26/12/2023  **Rs. 8,11,136/- (Rupees Eight Lakh Eleven Thousand One Hundred ThirtySix Only)** AS ON 12/12/2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT | ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING PLOT NO.274 OF THE SOCIETY KNOWN AS SAI AANGAN RESIDENCY SITUATED AT JOLVA BEARING SURVEY NOS. 100 AND 101, BLOCK NO. 85, (AS PER K.L.P BLOCK NO 85/274) ADMEASURING 40.23 SQ MTRS OF VILLAGE JOLVA TALUK, PALSANA DISTRICT SURAT ADMEASURING 44.62 SQ MTRS ALONG WITH UNDIVIDED PROPORTIONATE SHARE IN THE SAID LAND FOR ROAD AND COP ADMEASURING 21.25 SQ. MTRS. WHICH IS BOUNDED AS UNDER\_  EAST: PLOT NO. 283,  SOUTH: PLOT NO. 275,  WEST: SOCIETY ROAD,  NORTH: PLOT NO. 273 | **Rs.5,76,000/-**   |  | | --- | | **Rs. 57,600/-** | | **Rs.10,000/-** | | **04/12/2024**  **Time:**  **10.30 AM to**  **12.30 PM with unlimited extension of 5 minutes** |
| LNSUR0HL-07210017507  **BRANCH:**  SURAT ADAJAN  **BORROWER:**  RANJEET SINGH LAUR  **CO-BORROWER(S):**  SONI DEVI  BHOLA SINGH | 20/04/2023  **Rs. 5,31,526/-**  (RUPEES FIVE LAKH THIRTY ONE LAKH FIVE HUNDRED TWENTY SIX ONLY) AS ON 11/04/2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT | ALL THAT PIECE AND PARCEL OF THE PLOT NO. 107, AS PER K.J.P. ADM. 41.36 SQ. MTR, AS PER SITE ADM. 41.25 SQ. MTR, i.e. 49.33 SQ. YARDS, TOGETHER WITH UNDIVIDED PROPORTIONATE SHARE ADMEASURING 26.21 SQ. MTR, IN ROADS & C.O.P., IN ""PRATHAM RESIDENCY"", SITUATED ON THE LAND BEARING SURVEY NO. 197, OLD BLOCK NO. 215, NEW BLOCK NO. 231 ADM. 17825 SQ. MTRS, OF VILLAGE HALDHARU TALUKA KAMREJ, DIST. SURAT, PROPERTY OWNED BY SONI DEVI RANJIT SINH LAUR & RANJIT SINHKRUPAL SINH LAUR WHICH IS BOUNDED AS UNDER\_ EAST: SOCIETY ROAD, WEST: PLOT NO. 38,  NORTH: PLOT NO. 108,  SOUTH: PLOT NO. 106 | **Rs**. **6,52,500/-**   |  | | --- | | **Rs. 65,250/-** | | **Rs.10,000/-** | | **04/12/2024**  **Time:**  **10.30 AM to**  **12.30 PM with unlimited extension of 5 minutes** |

**Terms and Conditions of E- Auction:**

1. For detailed terms and conditions of the sale, please refer to the link provided on www.indostarhfc.com and website of our Sales & Marketing and e-Auction Service Provider, https://auctions.inventon.in Secured Creditor’s website.
2. The same have been published on our portal under the link – <https://www.indostarhfc.com/Auction-Notices>.
3. For any enquiry, information & inspection of the property, support, procedure and online training on e-Auction, the prospective bidders may contact the Client Service Delivery (CSD) Department of our Sales & Marketing and e-Auction Service Partner

**M/s. InventON Solutions Pvt. Limited,**

**through Tel. No.: +91 9833478748/9029086321 &**

**E-mail ID:** [**care@inventon.net**](mailto:care@inventon.net) **or** [**manoj.das@inventon.net**](mailto:manoj.das@inventon.net) **or**

**the Authorized Officer of IHFPL, Piyush Patel – 9925111077**

**\*Note: Please note that the secured creditor is going to issue the sale notice to all the Borrower(s) by speed/ registered post. In case the same is not received by any of the parties, then this publication of sale notice shall be treated as a substituted mode of service.**

**Place: Surat**  **Authorised Officer**

**Date: IndoStar Home Finance Private Limited**