**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** **CIN Number: - U65990MH2016PTC271587**

**Contact No.: -** **Vijay Bhagat- 9016385691/Manjit Singh- 8866681400**

**[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: -

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| **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-07210017507**BRANCH:**SURAT ADAJAN **BORROWER:**RANJEET SINGH LAUR**CO-BORROWER(S):**SONI DEVIBHOLA 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**. **8,70,000/-**

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| **Rs. 87,000/-** |
| **Rs.10,000/-** |

 | **13/06/2024****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| LNAHM0HL-01190008368 LNAHM0HL-01190008369**BRANCH:**AHMEDABAD **BORROWER:**NIRAV YOGESHBHAI RAVAL**CO-BORROWER(S):**JAYASHRIBEN SANJAYKUMAR BHATT | **2/03/2022****Rs. 9,94,058/- (Rupees Nine Lakh Ninety Four Thousand Fifty Eight Only )** AS ON 25/05/2022 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT | FLAT NO. H/19, 3RD FLOOR, WING H, SHIV GANESH RESIDENCY PART-2,NR. GALAXY INTERCITY, NR. TORRENT SUB-STATION, S.P RING ROAD, NR.KATHWADA GIDC INDIA GUJARAT AHMEDABAD 382430.NORTH :- FLAT NO. H/20, SOUTH :- COMPOUND WALL & THEN OPEN LAND, EAST :- FLAT NO. H/18, WEST :- SOCIETY ROAD | **Rs. 13,00,000/-**

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| **Rs. 1,30,000/-** |
| **Rs.10,000/-** |

 | **13/06/2024****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
| LNSUR0HL-12170000069**BRANCH:**SURAT ADAJAN **BORROWER:**SURENDRA BISEN**CO-BORROWER(S):**RAMESHWARI BISEN | 25/08/2022**Rs. 9,66,265/- (Rupees Nine Lakh Sixty Six Thousand Two Hundred SixtyFive Only )** AS ON 10/06/2022 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT | PLOT NO.37, RAGHUNATH RESIDENCY, OPP. KAVYA RESIDENCY, KIM- MULAD ROAD, MULAD VILLAGE, SUB DIST. OLPAD, DIST. SURAT, GUJARAT, INDIA 394110. NORTH :- SOCIETY INT. ROAD, SOUTH :- ADJ. PLOT NO 48, EAST :- ADJ. PLOT NO 36, WEST :- - ADJ. PLOT NO 38 | **Rs. 9,20,000/-**

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| **Rs. 92,000/-** |
| **Rs.10,000/-** |

 | **13/06/2024****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
|  LNSUR0HL-07210017472**BRANCH:**SURAT RANDER**BORROWER:**AMARSINH PARMAR **CO-BORROWER(S):**SUMITRABEN PARMAR | 01/03/2023**Rs. 10,47,940/- (Rupees Ten Lakh Fourty Seven Thousand Nine Hundred Fourty Only )** AS ON 10/02/2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT | ALL THAT OIECE AND PARCEL OF THE PLOT NO. 48, ADM 40.26 SQ. MTR, i.e 48.15 SQ.YDS, TOGETHER WITH UNDIVIDED PROPORTION SHARE ADM. 29.45 SQ MTR. IN ROADS & C.O.P, IN “SHREE NANDINI RESIDENCY”, SITUATED ON LAND BEARING REVENUE S. NO. 344, BLOCK NO. 284 ADM. 18009 SQ.MTRS OF VILLAGE KARELI SUB-DIST OLPAD, DIST. SURAT-394130 PROPERTY OWNED BY SUMITRABEN AMARSINH PARMAR & AMARSINH PARMARNORTH : PLOT NO. 49, SOUTH : PLOT NO. 47, EAST : SOCIETY ROAD, WEST : PLOT NO.10 | **Rs. 7,90,000/-**

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| **Rs. 79,000/-** |
| **Rs.10,000/-** |

 | **13/06/2024****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
|  LNSUR0HL-12180007922, LNSUR0HL-12180007923**BRANCH:**SURAT RANDER**BORROWER:**GANESH CHINDHA PATIL **CO-BORROWER(S):**BHABHUTA BHAIDAS PATIL | 24/03/2023**Rs. 7,95,544/- (Rupees Seven Lakh Ninty Five Thousand Five Hundred Fourt Four Only )** AS ON 17/03/2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT | ALL THAT PIECE AND PARCEL OF THE FLAT NO. B-202, 2ND FLOOR , B-WING, LAXMI PALACE, HARI KRISHNA RESIDENCY, OFF.SURAT BARDOLI ROAD, B/H SARVOTTAM HOTEL, AREA SURAT-394305.NORTH: FLAT NO. B-201, SOUTH : OPEN SAPACE, EAST : ADJ WING-A, WEST : PASSAGE AND FLAT NO. B-203 | **Rs. 4,90,000/-**

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| **Rs. 49,000/-** |
| **Rs.10,000/-** |

 | **13/06/2024****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
|  **LNSUR0HL-10180006312, LNSUR0HL-10180006313****BRANCH:**SURAT RANDER**BORROWER:**PRAKASH PANDIT **CO-BORROWER(S):**ANITA DEVI | 21/06/2023**Rs.8,76,799/- (Rupees Eight Lakh Seventy Six Thousand Seven Hundred Ninty Nine Only )** AS ON 13/06/2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT | ALL THAT PIECE AND PARCEL OF PROPPERTY BEARING PLOT NO.199, DHARAM ROW HOUSE, SITUATED AT NEAR SYADLA VILLAGE, SYADLA - SIMANDAR ROAD, R. S NO. 92, 94, 96, 97, BLOCK NO. 54/A/1 OF SYADLA VILLAGE, SUB-DISTRICT- OLPAD, DISTRICT: SURAT WHICH IS BOUNDED AS UNDER\_EAST: ADJ.PLOT NO.198, WEST: ADJ.PLOT NO.200, SOUTH: ADJ. SOCIETY INTERNAL ROAD, NORTH: ADJ.PLOT NO.233 | **Rs. 7,00,000/-**

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| **Rs. 70,000/-** |
| **Rs.10,000/-** |

 | **13/06/2024****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
|  LNSUR0HL-03220023310**BRANCH:**SURAT RANDER**BORROWER:**VINDHYACHAL . **CO-BORROWER(S):** CHANDA NISHAD | 21/06/2023**Rs. 6,70,801/- (Rupees Six Lakh Seventy Thousand Eight Hundred One Only )** AS ON 13/06/2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT | ALL THAT PIECE AND PARCEL OF PROPERTY BEARING PLOT NO.273, MOJE.BHARUNDI, SURVEY NO.76/P, 95/P, 96/1P, 75/P, BLOCK NO. 343/A+B, SHRUNGAL HOMES, NEAR BHARUNDI VILLAGE, SITUATED AT BHARUNDI-KARELI ROAD, NEAR YOGESHWAR TEMPLE, BHARUNDI AREA, TAL. OLPAD, DIST. SURAT, GUJARAT-394130. WHICH IS SITUATED AS UNDER\_EAST: ADJ. PLOT NO.274, WEST: -ADJ. PLOT NO.272, SOUTH: -ADJ. SOCIETY ROAD, NORTH : -SOCIETY BOUNDARY | **Rs. 7,00,000/-**

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| **Rs. 70,000/-** |
| **Rs.10,000/-** |

 | **13/06/2024****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
|  LNVAD0HL-02220022968**BRANCH:**VADODARA**BORROWER:**PRASHANT RAJARAM CHIMOTE**CO-BORROWER(S):** RAJKUMARI DINESH PRAJAPATI | 14/07/2023**Rs. 27,69,642/- (Rupees Twenty Seven Thousand Sixty Nine Thousand Six Hundred Fourty Two Only )** AS ON 12/07/2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT | ALL THAT PIECE AND PARCEL, OF BEARING NON AGRICULTURAL PLOT OF LAND IN MOJE GORWA VADODARA LYING BEING LAND BEARING R.S NO. 173/1 T.P SCHEME NO. 2, F.P NO 656 PAIKI , C.S NO. 3692/1 KNOWN AS “ SHREEJI VASAVAT APPARTMENT CO.OPRATIVE HOUSING SOCIETY LIMITED “ PAIKE /PLOT NO. /BLOCK NO .5 PLOT MEASURING 63.31 SQ MTRS , GROUND FLOOR MEASURING 45 SQ MTRS 1ST FLOOR ADMEASURING 55.80 SQ MTRS, 2ND FLOOR ADMEASURING 40.38 SQ MTRS, SITUATED AT REGISTRATION DISTRICT & SUB DISTRICT VADODARA AND DISTRICT VADODARA WHICH IS BOUNDED AS UNDER\_ EAST: DASHAN SOCIETY’S BUILDING NO.5 IS LOCATED, WEST: INTERNAL ROAD OF RCC OF SOCIETY, NORTH: SADAR SOCIETY BUILDING NO.6 IS LOCATED, SOUTH: BUILDING NO.4 OF RADAR SOCIETY | **Rs. 41,00,000/-**

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| **Rs. 4,10,000/-** |
| **Rs.10,000/-** |

 | **13/06/2024****Time:****10.30 AM to****12.30 PM with unlimited extension of 5 minutes** |
|  LNVAD0HL-01220021183**BRANCH:**VADODARA**BORROWER:**SANJEEVKUMAR MISHRA **CO-BORROWER(S):** KUSUM MISHRA | 14/07/2023**Rs. 10,96,984/- (Rupees Ten lakh Ninty Six Thousand Nine Hundred Eighty Four Only )** AS ON 12/07/2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT | ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING RIGHT INTERST, TITLE OF THE LAND ALONG WITH STRUCTURE THEREON MOJE VADODARA VIBHAG -1 LALBAUG KAUBHARWADA VIBHAG -B TIKA NO. 27/18 CITY SURVEY NO. 1952/1/A/PAIKI AND 1952/1/A/1 GOKULDHAM APARTMENT 2ND FLOOR FLAT NO. 203, ADM 525 SQ. FEET SUPERBUILT-UP SITUATED AT SUB-REGISTRAR OFFICE-1 VADODARA VIBHAG -1 TALUKA & DIST. VADODARA STATE GUJRAT WHICH IS BOUNDED AS UNDER\_ EAST: FLAT NO. 202, WEST: PASARAN SOCIETY, NORTH: ANUPAM VIDHYALAYA, SOUTH: MAIN ROAD | **Rs. 11,50,000/-**

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| **Rs. 1,15,000/-** |
| **Rs.10,000/-** |

 | **13/06/2024****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** **or** **manoj.das@inventon.net** **or**

**the Authorized Officer of IHFPL, Vijay Bhagat- 9016385691/Manjit Singh- 8866681400**

**\*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**