**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.: -** **Mr. Baliram Pandit - 9773016000**

**[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** |
| **LNKAL0HL-02190008986, LNKAL0HL-02190008987**  **BRANCH:**  MUMBAI KALYAN **BORROWER:**  JITENDRAKUMAR S SINGH  **CO-BORROWER(S):**  MANDAVI JITENDRAKUMAR SINGH | **21/06/2023**  **Rs.13,59,071/-** (RUPEES THIRTEEN LAKH FIFTY NINE THOUSAND SEVENTY ONE ONLY) AS 13/06/2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT | **PROPERTY BEARING: -**  ALL THAT PIECE AND PARCEL OF PROPERTY BEARING FLAT NO.204, HAVING BUILT UP AREA ADM. 452 SQ. FT. BUILDING NO.6 PHASE-B, SECOND FLOOR, SWAMI COMPLEX, SURVEY NO.99, HISSA NO.2, WHICH IS SITUATED AT PURNA VILLAGE, PURNA GRAMPANCHYAT, TALATHI- SAJA PURNA, DISTRICT & SUB-DISTRICT - BHIWANDI, WITHIN BHIWANDI MUNICIPAL CORPORATION. WHICH IS BOUNDED AS UNDER\_ **FOUR BOUNDARIES: -** EAST: AS PER DOCUMENT,  WEST: AS PER DOCUMENT,  NORTH: AS PER DOCUMENT, SOUTH: AS PER DOCUMEN | **Rs. 9,60,000/-**   |  | | --- | | **Rs. 96,000/-** | | **Rs.10,000/-** | | **04/03/2024**  **Time:**  **10.30 AM to**  **11.30 AM with unlimited extension of 5 minutes** |
| **LNKAL0HL-05180002023, LNKAL0HL-05180002045**  **BRANCH:**  MUMBAI KALYAN **BORROWER:**  ABHISHEK SUHAS JALINDRE | **26/04/2023**  **Rs.8,66,086/-** (RUPEES EIGHT LAKH SIXTY SIX THOUSAND EIGHTY SIX ONLY) AS 11/04/2023 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT | **PROPERTY BEARING: -**  ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING FLAT NO. 304, THIRD FLOOR, ADM AREA 280 SQ. FT., CONSTRUCTED ON SURVEY NO. 221/12 PAIKI, BUILDING NAMELY "SAI VILLA", NEAR SAIBABA MANDIR, MOUJE KONGAON, TAL. BHIVANDI, DIST. THANE WHICH IS BOUNDED AS UNDER\_  **FOUR BOUNDARIES: -** EAST: MR. MADHAV SONAWANE PROPERTY,  WEST: MR. VIJAYANAND PATIL PROPERTY,  NORTH: MR. BHARAT BHOIR AND JAGAN PATIL PROPERTY  SOUTH: MR. VIJAY BHAGAT PROPERTY | **Rs. 5,30,000/-**   |  | | --- | | **Rs. 53,000/-** | | **Rs.10,000/-** | | **04/03/2024Time:**  **11.30 AM to**  **12.30 PM with unlimited extension of 5 minutes** |
| **LNVIR0HL-12210020869**  **BRANCH:**  MUMBAI VIRAR **BORROWER:**  JIGNESH PRATAP PATEL  **CO-BORROWER(S):**  RAGINI PRATAP PATEL | **22/07/2022**  **Rs.26,93,904/-** (RUPEES TWENTY SIX LAKH NINTY THREE THOUSAND NINE HUNDRED FOUR ONLY) AS 15/07/2022 ALONG WITH FURTHER INTEREST AND CHARGES THEREON UNTIL REPAYMENT | **PROPERTY BEARING: -**  FLAT NO. 302, 3RD FLOOR BUILDING NO.2, YAMUNA HARI OM RAIS RESIDENCY COMPLEX, NEAR DARGAH, VELGAON ROAD, MANOR, PALGHAR (EAST), MAHARASHTRA -401 403  **FOUR BOUNDARIES: -** NORTH: - GARDEN, SOUTH: -OPEN PLOT,  EAST: - BUILDING NO.1,  WEST: - BUILDING NO.3 | **Rs.13,00,000/-**   |  | | --- | | **Rs. 1,30,000/-** | | **Rs.10,000/-** | | **04/03/2024Time:**  **2.00 PM to**  **3.00 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, Mr. Baliram Pandit - 9773016000**

**\*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: Maharashtra**  **Authorised Officer**

**Date: IndoStar Home Finance Private Limited**