

INDOSTAR HOME FINANCE PRIVATE LIMITED

Regd. Office: - One World Center, 20th Floor, Tower 2A, Jupiter Mills Compound,
Senapati Bapat Marg, Mumbai – 400013.

Email: - contact@indostarcapital.com. CIN Number: - U65990MH2016PTC271587
Contact No.: - Mr. Baliram Jaywant Pandit, 9773016000

TERMS & CONDITIONS OF SALE THROUGH PRIVATE TREATY

[See Rule 8(8) read with 8(7) of The Security Interest (Enforcement) Rules, 2002]

SALE OF IMMOVABLE ASSETS CHARGED TO THE INDOSTAR HOME FINANCE PRIVATE LIMITED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 (SARFAESI ACT).

The undersigned as Authorized Officer of **INDOSTAR HOME FINANCE PRIVATE LIMITED** (hereinafter referred to as “**Secured Creditor**”) has taken over possession of the schedule property(ies) us/ 13(4) of the SARFAESI Act.

Public at large is informed that the scheduled property(ies) as described hereunder is going for sale through Private Treaty as per the terms agreeable to the Secured Creditor for realization of the dues on 'As Is Where Is Basis', 'As Is What Is Basis', 'Whatever is There Is Basis' and 'No recourse Basis', particulars of which are given below:

<u>Name of Borrower(s)</u>	<u>Date & Amount of 13(2) Demand Notice</u>	<u>Description of Property</u>	<u>Reserve Price</u>	<u>Date & Time Of sale by Private Treaty</u>
LAN No. LNVIROHL- 11180006959 & LNVIROHL- 11180006960 Branch- Mumbai Virar Borrower(s) Name(s)- Sarvesh Kumar Tripathi (Borrower) Rajneesh Suryaprakash	26/11/2021, Rs. 16,80,161/- (Rupees Sixteen Lakhs Eighty Thousand One Hundred and Sixty-One Only) as on 19-10- 2021 along with further interest and charges until payment	Property Bearing: - Flat No. 206, 2nd floor, B Wing, Shweta Apartment, Sutarpada, Boisar East, Dist. Palghar 401501. Four Boundaries: - East: - Open to Sky South: -Flat No. 205 West: - Flat No.207 & Lobby North: -	Rs.8,00,000/- (Rupees Eight Lakh Only)	26/08/2022 10:30 AM to 4:30 PM

Dubey (Co-borrower) Durgesh Kumar Ashok Tripathi (Co-borrower)		Open to Sky		
LAN No.- LNKALOHL-01180000253 & LNKALOHL-01180000286 Branch- Mumbai Kalyan Borrower(s) Name(s)- Sandeep Saveleram Shingote (Borrower) Nikita Sandeep Shingote (Co-borrower) Dattatray Shingote (Co-borrower)	23/11/2021, Rs.11,81,963/- (Rupees Eleven Lakhs Eighty-One Thousand Nine Sixty- Three Only) as on 18-10-2021 along with further interest and charges until payment	Property Bearing: - Flat no. 102, 1st Floor, C-Wing, Sai Shristi, Survey No. 56, Hissa No. 1Z, Opp. Tejaswini Hotel, Village Done, Taluka Ambarnath, Dist. Thane. 421503. Four Boundaries: - East: - Floor lobby South: - Floor lobby West: - Flat No.101 & Staircase North: - Open Plot	Rs.7,00,000/- (Rupees Seven Lakh Only)	26/08/2022 10:30 AM to 4:30 PM

Standard terms & conditions for sale of property through Private Treaty are as under:

1. Sale through Private Treaty will be on 'As Is Where Is Basis', 'As Is What Is Basis', 'Whatever is There Is Basis' and 'No recourse Basis'.
2. The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of acceptance to terms and conditions for sale and the remaining amount within 15 days thereafter.
3. The purchaser has to deposit 25% by way of Demand Draft in favor of- **'INDOSTAR Home Finance Private Limited'** or by way of RTGS/ NEFT to the account details mentioned as follows:
Bank Name: INDUSIND BANK Ltd, Nariman Point, Mumbai,
Bank Account No.: 259892773680, IFSC Code: INDB000006,
along with self-attested copies of the PAN Card, Aadhar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof.
4. Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 25% of the amount paid.

5. The property is being sold with all the existing and future encumbrances unknown to the Authorized Officer/Secured Creditor. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.
6. The purchaser should conduct due diligence on all aspects related to the property under sale through private treaty to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer/Secured Creditor in this regard at a later date.
7. The Authorized Officer of the Secured Creditor reserves the right to reject any offer of purchase without assigning any reason.
8. In case of more than one offer, the Authorized Officer of the Secured Creditor will accept the highest offer.
9. The Successful Purchaser shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favor as per the applicable law;
10. Sale is subject to the confirmation by the Authorized Officer of the Secured Creditor;
11. The Total Loan Outstanding amount is not the loan foreclosure amount. Further interest and all other charges (if any) shall be calculated at the time of closure of the loan.
12. The Authorized Officer/Secured Creditor shall not be responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be sold on 'As Is Where Is Basis', 'As Is What Is Basis', 'Whatever is There Is Basis' and 'No recourse Basis'.
13. The sale has to be registered at the earliest else the purchaser has to give the request letter to the Authorized Officer of the Secured Creditor mentioning the reason of delay for the registration;
14. The interested parties may contact the Authorized Officer for further details/clarifications and for submitting their application.
15. Sale shall be in accordance with the provisions of SARFAESI Act/Rules.

Place: Kalyan, Mumbai
Date:

Authorized Officer
IndoStar Home Finance Private Limited