

**Indiabulls**  
**HOUSING FINANCE**  
**THROUGH COURIER/E-MAIL**

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Ref. No.: 17878/ HHLBAR00332368

June 25, 2024

To,

1. CHAUHAN NISHA SANJAY  
PROPRIETOR  
NISHA LADIES TAILOR,  
404, SILVER AVENUE, BEHIND RAM VATIKA SOCIETY,  
WAGODIYA ROAD, VADODARA-390019, GUJARAT
2. CHAUHAN SANJAY BHUPENDRASINH  
C/O SHISA BAJAJ  
NEAR SILVER COIN, OPPOSITE BHAVANS SCHOOL,  
MAHARPURA ROAD, MANJALPUR,  
VADODARA-390011,  
GUJARAT

EMAIL ID : [sanju29789@yahoo.com](mailto:sanju29789@yahoo.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 BEARING FLAT NO. 401, 4TH FLOOR,  
SILVER AVENUE, VILLAGE VADODARA KASBA, TALUKA & DISTRICT  
VADODARA, VADODARA-390019, GUJARAT ("Mortgaged Property more  
particularly described in Schedule 'A' attached herewith").**

Re.: Loan Account No. HHLBAR00332368

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 possession** of which has been taken by the Authorised Officer of the Secured

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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.18,91,485/- (Rupees Eighteen Lakh Ninety One Thousand Four Hundred Eighty Five only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **25.06.2024** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **26.06.2024** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.7,30,000/- (Rupees Seven Lakh Thirty 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.**

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**SCHEDULE A**

**(Description of the Immovable Property)**

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THE IMMOVABLE RESIDENTIAL PROPERTY BEING FLAT BEARING NUMBER 401 ON THE FOURTH FLOOR TOGETHER WITH SUPER STRUCTURE THEREON IN THE SCHEME KNOWN AS SILVER AVENUE, ON LAND BEARING R. S. NUMBERS 44, 45 AND 46 PAIKI, T.P. SCHEME NUMBER 3, F P. NUMBER 705 PAIKI OF MOUJE VILLAGE VADODARA KASBA, TALUKA AND DISTRICT VADODARA, VADODARA-390019, GUJARAT, IN REGISTRATION DISTRICT SUB DISTRICT VADODARA, HAVING BUILT UP AREA ADMEASURING 635 SQUARE FEET ALONGWITH UNDIVIDED SHARE IN LAND ADMEASURING 343.75 SQUARE FEET AND BOUNDED ON OR TOWARDS :-

EAST : BY PLOT NUMBER 718,

WEST : BY SKYMARK AVENUE,

NORTH : BY 13.50 METRE T.P. ROAD AND TERRACE,

SOUTH : BY ADJACENT F.P. NUMBER 718.

Yours truly,

  
AUTHORISED OFFICER  
INDIABULLS HOUSING FINANCE LTD.