

**INDOSTAR HOME FINANCE PRIVATE LIMITED**

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

Email :- contact@indostarcapital.com. CIN Number :- U65990MH2016PTC271587

Contact No.:- Mr. Vijay Bhagat - 9016385691

**TERMS & CONDITIONS OF SALE THROUGH PRIVATE TREATY**

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

**SALE OF MOVABLE & 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 (“Company”)** 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 are available for sale through Private Treaty as per the terms agreeable to the Company for realization of Company’s dues on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever is There Is Basis', particular of which are given below:

<b><u>Name of Borrower(s)</u></b>	<b><u>Date &amp; Amount of 13(2) Demand Notice</u></b>	<b><u>Description of Property</u></b>	<b><u>Reserve Price</u></b>	<b><u>Date &amp; Time of sale by Private Treaty</u></b>
<b>1. MUNSHI BABURAM 2. SUNITA MUNSI 3. ARJUN BABURAM</b>	<b>02-Nov-2021, Rs.10,12,433/- (Rupees Ten Lakh Twelve Thousand Four Hundred Thirty Three Only) due as on 19-Oct-2021.</b>	<b>Plot no. 131, Unit - 1, Aradhana Dream, Nr. Gram Panchayat, Surat-Bardoli Road, Opp. Shubham Residency, Area: Jolva, Tal.:Palsana, Dist.: Surat, Gujarat, 394310.  North- Plot No. 132 South- Plot No. 130 East- Society Road West- Plot No. 174</b>	<b>Rs. 8,00,000/- (Rupees Eight Lakh Only)</b>	<b>5<sup>th</sup> July 2022, 10:30 AM to 4:30 PM</b>

**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”, “AS IS WHAT IS” and “WHATEVER THERE IS” condition basis.
2. The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of acceptance to Company’s letter of terms for sale and the remaining amount within 15 days thereafter.
3. The purchaser has to deposit 25% by way of Demand Draft in favour 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, Aadhaar 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 INDOSTAR Home Finance Private Limited. 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. INDOSTAR Home Finance Private Limited reserves the right to reject any offer of purchase without assigning any reason.
8. In case of more than one offer, INDOSTAR Home Finance Private Limited will accept the highest offer.

9. The Successful Purchaser/ Bidder 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 favour as per the applicable law;
10. Sale is subject to the confirmation by the Authorized Officer;
11. The Borrower(s) are hereby given 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 to pay the sum mentioned as above before the date of Private Treaty failing which the immovable property will be sold by Private Treaty and balance, if any, will be recovered with interest and costs.
12. 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.
13. INDOSTAR Home Finance Private Limited is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" condition basis.
14. The sale has to be registered at the earliest else the purchaser has to give the request letter to INDOSTAR Home Finance Private Limited mentioning the reason of delaying the registration;
15. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application.
16. Sale shall be in accordance with the provisions of SARFAESI Act/Rules.

**Place :** SURAT

**Date :**

Authorised Officer  
IndoStar Home Finance Private Limited