

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. Pramod Sonawane – 9029932142

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 “**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' 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.- LNKALOHL- 02200013285 Branch- Mumbai Kalyan Branch Borrower(s) Name(s)- 1. NIKHIL SHATRUGHAN LORE (Borrower) 2. RAHUL SHATRUGHAN LORE (Co-borrower) 3. SHATRUGHAN N LORE (Co-borrower) 4. SANGEETA SHATRUGHNA LORE (Co-borrower)	23/11/2021, Rs. 17,26,464/- (Rupees Seventeen Lakh Twenty Six Thousand Four Sixty Four Only) as on 19/10/2021 along with further interest and charges until payment.	Flat No. 2011, 2nd Floor, Building J, Jadugar Building, Karm Nagari Phase4, Village Pimpri, Mumbai - 400612. Four Boundaries :- North: - Flat No.2010, South: - Flat No.2012, East: - Lobby Area, West:-Manjil Building	Rs. 11,50,000/- (Rupees Eleven Lakh Fifty Thousand Only)	15th July 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", "AS IS WHAT IS" and "WHATEVER THERE IS" and "NO RECOURSE" 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 the Company. 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 Company reserves the right to reject any offer of purchase without assigning any reason.
8. In case of more than one offer, the Company 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;
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. The Company is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS", "NO RECOURSE" condition basis.
14. The sale has to be registered at the earliest else the purchaser has to give the request letter to the Company 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 : Mumbai

Date :

Authorised Officer
IndoStar Home Finance Private Limited