

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. Nalin Kumar Sharma, 9829735298

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', 'As Is What Is', 'Whatever is There Is' and 'No recourse' condition 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.- LNJAROHL- 06190010763 Branch- Jaipur Ajmer Road Branch Borrower(s) Name(s)- 1. VED PRAKASH SHARMA (Borrower) 2. NEHA SHARMA (Co- borrower)	06/01/2022, Rs. 10,35,042/- (Rupees Ten Lakh Thirty- Five Thousand Forty-Two Only) as on 24/12/2021 along with further interest and charges until payment.	Plot No.04, Aml Nagar -C Keshav Vidyapith Road Near Rohit School Jaisinghpura Khor India Rajasthan Jaipur 302027. Four Boundaries: - North: - Plot No.03, South: - Plot No.05, East: - Road 20' Wide, West: - Other's Land	Rs. 8,20,000/- (Rupees Eight Lakh Twenty Thousand Only)	28th 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', '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 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 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. 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', 'AS IS WHAT IS', 'WHATEVER THERE IS' and '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 Authorized Officer of the Secured Creditor mentioning the reason of delay for 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: Jaipur
Date:

Authorized Officer
IndoStar Home Finance Private Limited