

THROUGH COURIER/E-MAIL

Ref. No.: 27516/HILAPNU00464061

January 16, 2024

To,

1. LUNKAD REALTY
(THROUGH ITS PARTNERS)
16TH FLOOR, SKY ONE
SR. NO. 290, PLOT NO. 42 A
YERWADA, KALYANI NAGAR
PUNE - 411006, MAHARASHTRA

ALSO AT:-

LUNKAD REALTY
(THROUGH ITS PARTNERS)
FLAT/UNIT NO. 301, 3RD FLOOR
BUILDING-E, LUNKAD SKY BELVEDERE
VILLAGE LOHEGAON, VIMAN NAGAR
PUNE-411010, MAHARASHTRA

ALSO AT:-

LUNKAD REALTY
(THROUGH ITS PARTNERS)
FLAT/UNIT NO. 302, 3RD FLOOR
BUILDING-E, LUNKAD SKY BELVEDERE
VILLAGE LOHEGAON, VIMAN NAGAR
PUNE-411014, MAHARASHTRA

2. PUSHPA KANTILAL LUNKAD
ALIAS PUSHPA K LUNKAD
HOUSE NO.6/7, KONARK EASTE
OPP. POONA CLUB, PUNE-411001
MAHARASHTRA

ALSO AT:-

PUSHPA KANTILAL LUNKAD
ALIAS PUSHPA K LUNKAD
PROPRIETOR
LUNKAD HOUSING
16TH FLOOR, SKY ONE
SR. NO. 290, PLOT NO. 42 A
YERWADA KALYANI NAGAR
PUNE - 411006, MAHARASHTRA

Dhani Loans and Services Limited

CIN: U74899DL1994PLC062407

Regd. Office: 1/1E, 4th Floor, East Patel Nagar, New Delhi - 110 008 T. 011 - 4105 2775 F. 011 - 4213 7986Corp. Office: One International Centre, Tower 1, 4th Floor, S. B. Marg, Elphinstone (W), Mumbai - 400013 T. +91 22 6189 9016 F. +91 22 6189 9001

Website: www.dhaniloansandservices.com | Email: support@dhani.com

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ALSO AT:-

**PUSHPA KANTILAL LUNKAD
 ALIAS PUSHPA K LUNKAD
 PROPRIETOR
 LUNKAD HOUSING
 OFFICE NO. 3 AND 4, BLUE HILL SOCIETY
 YERWADA, PUNE-411006
 MAHARASHTRA**

ALSO AT:-

**PUSHPA KANTILAL LUNKAD
 ALIAS PUSHPA K LUNKAD
 FLAT/UNIT NO. 301, 3RD FLOOR
 BUILDING-E, LUNKAD SKY BELVEDERE
 VILLAGE LOHEGAON, VIMAN NAGAR
 PUNE-411010, MAHARASHTRA**

ALSO AT:-

**PUSHPA KANTILAL LUNKAD
 ALIAS PUSHPA K LUNKAD
 FLAT/UNIT NO. 302, 3RD FLOOR
 BUILDING-E, LUNKAD SKY BELVEDERE
 VILLAGE LOHEGAON, VIMAN NAGAR
 PUNE-411014, MAHARASHTRA**

ALSO AT:-

**PUSHPA KANTILAL LUNKAD
 ALIAS PUSHPA K LUNKAD
 PARTNER
 LUNKAD REALTY
 16TH FLOOR, SKY ONE
 SR. NO. 290, PLOT NO. 42 A
 YERWADA KALYANI NAGAR
 PUNE - 411006, MAHARASHTRA**

3. **AMOL KANTILAL LUNKAD
 HOUSE NO.6/7, KONARK EASTE
 OPP. POONA CLUB, PUNE-411001
 MAHARASHTRA**

ALSO AT:-

**AMOL KANTILAL LUNKAD
 FLAT/UNIT NO. 301, 3RD FLOOR
 BUILDING-E, LUNKAD SKY BELVEDERE
 VILLAGE LOHEGAON, VIMAN NAGAR
 PUNE-411010, MAHARASHTRA**

ALSO AT:-

**AMOL KANTILAL LUNKAD
FLAT/UNIT NO. 302, 3RD FLOOR
BUILDING-E, LUNKAD SKY BELVEDERE
VILLAGE LOHEGAON, VIMAN NAGAR
PUNE-411014, MAHARASHTRA**

ALSO AT:-

**AMOL KANTILAL LUNKAD
PARTNER
LUNKAD REALTY
16TH FLOOR, SKY ONE
SR. NO. 290, PLOT NO. 42 A
YERWADA KALYANI NAGAR
PUNE - 411006, MAHARASHTRA**

- 4. SUBHADRA AMOL LUNKAD
HOUSE NO.6/7, KONARK EASTE
OPP. POONA CLUB, PUNE-411001
MAHARASHTRA**

ALSO AT:-

**SUBHADRA AMOL LUNKAD
FLAT/UNIT NO. 301, 3RD FLOOR
BUILDING-E, LUNKAD SKY BELVEDERE
VILLAGE LOHEGAON, VIMAN NAGAR
PUNE-411010, MAHARASHTRA**

ALSO AT:-

**SUBHADRA AMOL LUNKAD
FLAT/UNIT NO. 302, 3RD FLOOR
BUILDING-E, LUNKAD SKY BELVEDERE
VILLAGE LOHEGAON, VIMAN NAGAR
PUNE-411014, MAHARASHTRA**

- 5. AMIT KANTILAL LUNKAD
HOUSE NO.6/7, KONARK EASTE,
OPP. POONA CLUB, PUNE-411001,
MAHARASHTRA**

ALSO AT:-

**AMIT KANTILAL LUNKAD
FLAT/UNIT NO. 301, 3RD FLOOR
BUILDING-E, LUNKAD SKY BELVEDERE
VILLAGE LOHEGAON, VIMAN NAGAR
PUNE-411010, MAHARASHTRA**

ALSO AT:-

AMIT KANTILAL LUNKAD
 FLAT/UNIT NO. 302, 3RD FLOOR
 BUILDING-E, LUNKAD SKY BELVEDERE
 VILLAGE LOHEGAON, VIMAN NAGAR
 PUNE-411014, MAHARASHTRA

ALSO AT:-

AMIT KANTILAL LUNKAD
 PARTNER
 LUNKAD REALTY
 16TH FLOOR, SKY ONE
 SR. NO. 290, PLOT NO. 42 A
 YERWADA KALYANI NAGAR
 PUNE - 411006, MAHARASHTRA

6. JYOTSNA AMIT LUNKAD
 HOUSE NO.6/7, KONARK EASTE,
 OPP. POONA CLUB, PUNE-411001,
 MAHARASHTRA

ALSO AT:-

JYOTSNA AMIT LUNKAD
 FLAT/UNIT NO. 301, 3RD FLOOR
 BUILDING-E, LUNKAD SKY BELVEDERE
 VILLAGE LOHEGAON, VIMAN NAGAR
 PUNE-411010, MAHARASHTRA

ALSO AT:-

JYOTSNA AMIT LUNKAD
 FLAT/UNIT NO. 302, 3RD FLOOR
 BUILDING-E, LUNKAD SKY BELVEDERE
 VILLAGE LOHEGAON, VIMAN NAGAR
 PUNE-411014, MAHARASHTRA

EMAIL ID: - amol.lunkad@gmail.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 BEING FLAT/UNIT NO. 302, 3RD
 FLOOR, BUILDING-E, LUNKAD SKY BELVEDERE, VILLAGE LOHEGAON,
 VIMAN NAGAR, PUNE-411014, MAHARASHTRA ("Mortgaged Property
 more particularly described in Schedule 'A' attached herewith").**

Re.: Loan Account No. HILAPNU00464061

Dhani Loans and Services Limited

CIN: U74899DL1994PLC002407

Regd. Office: 1/1E, 1st Floor, East Patel Nagar, New Delhi - 110 008 T. 011 - 4105 2775 F. 011 - 4213 7986

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Dear Ma'am/ Sir,

The Authorised Officer of **Dhani Loans and Services Limited** [formerly **Indiabulls Consumer 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 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. 2,28,05,704/- (Rupees Two Crore Twenty Eight Lakh Five Thousand Seven Hundred Four only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **12.01.2024** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **13.01.2024** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs. 8,41,00,000/- (Rupees Eight Crore Forty One Lakh 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

DHANI LOANS AND SERVICES LIMITED

Dhani Loans and Services Limited

CIN: U74899DL1994PLC062407

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SCHEDULE A**(Description of the Immovable Property)**

FLAT/UNIT NO. 302 ON 3RD FLOOR HAVING CARPET AREA 372.32 SQUARE METERS ALONGWITH EXCLUSIVE RIGHT TO USE TERRACE ON TOP OF THE UNIT AREA ADMEASURING ABOUT 309.50 SQUARE METERS, BUILDING-E IN THE PROJECT KNOWN AS LUNKAD SKY BELVEDERE SITUATED IN VILLAGE LOHEGAON, VIMAN NAGAR, PUNE-411014, MAHARASHTRA TOGETHER WITH FIVE CAR PARKINGS (TWO BACK TO BACK AND ONE SINGLE) TOTALLY ADMEASURING ABOUT 50 SQUARE METERS.

Yours truly,



AUTHORISED OFFICER

DHANI LOANS AND SERVICES LIMITED

Dhani Loans and Services Limited

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