

INDOSTAR CAPITAL FINANCE LIMITED



Regd. Office: Silver Utopia, Third Floor, Unit No 301-A, Opposite P & G Plaza, Cardinal Gracious Road,
Chakala, Andheri (E), Mumbai – 400099, India

Email: contact@indostarcapital.com. CIN Number: L65100MH2009PLC268160 Authorized officer: Rituparna Khandekar, Contact No. 9300945826

APPENDIX-IV-A [Sale Notice for Sale of Immovable Properties]

E-Auction Sale Notice of 15 days for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s) that pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of **INDOSTAR CAPITAL FINANCE LIMITED** (hereinafter referred to as "**Secured Creditor**") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower(s), offers are invited to be submitted online on the Web Portal of our Sales & Marketing and e-Auction Service Partner, M/s. Invent ON Solutions Pvt. Limited (Invent ON) i.e. <https://auctions.inventon.in> by the undersigned for purchase of the immovable property, as described hereunder.

| Borrower(s) Details | Date & Amount of 13(2) Demand Notice | Description of Property | Reserve Price | Date & Time of e-Auction EMD LAST DATE |
|----------------------------------|--|--|---|--|
| | | | EMD Bid Increase Amount | |
| Branch: Indore | Date: 22/02/2023 | Property 1: The said property Ground Floor | Property 1: INR 75,96,914/- | 03-06-2025 Time: 11:30 to 13:30 with unlimited extension of 5 minutes EMD Last Date: 02-06-2025 |
| Borrowers: | INR 1,67,90,910/- | (Flat No. G-1 & G-2) of Reva Niwas | (Seventy Five Lakhs Ninety Six | |
| 1. MR. SHALURAM WADHWANI | (One Crore Sixty-Seven Lakhs Ninety Thousand Nine Hundred and Ten Only) for Loan Account No LSIDR05117-180001398 AS on 21-02-2023, | Constructed on western part of MU H. No. 106 (New No. 4) situated at Krishnapura Gali No. 1, Indore, Teh. & Distt. Indore, M.P. built up area 875 Sq. Ft. East: H. No. 3/1 of Raseed West: H. No. 5/1 of Ahmed Noor North: Govt Road South: Govt Lane | Thousand Nine Hundred and fourteen Only) INR 7,59,691/- (Seven Lakhs Fifty Nine Thousand Six Hundred and ninety one Only) INR 10,000/- (Ten Thousand only) | |
| 2. MR. SHANKAR WADHWANI | INR 28,74,823/- | Property 2: The said property First Floor | Property 2: INR 54,26,367/- | |
| 3. MR. PUSHPABAI WADHWANI | (Twenty-Eight Lakhs Seventy-Four Thousand Eight Hundred and Twenty-Three Only) for Loan Account No. LSIDR13920-210004778 As on 21/02/2023 and | (Flat No. 101 & 102) of Reva Niwas Constructed on western part of MU H. No. 106 (New No. 4) situated at Krishnapura Gali No. 1, Indore, Teh. & Distt. Indore, M.P. built up area 875 Sq. Ft. East: H. No. 3/1 of Raseed West: H. No. 5/1 of Ahmed Noor North: Govt Road South: Govt Lane | (Fifty Four Lakhs Twenty Six Thousand Three Hundred and Sixty Seven Only) INR 5,42,636/- (Five Lakhs Forty two Thousand Six Hundred and Thirty Six only) INR 10,000/- (Ten Thousand only) | |
| 4. MR. RAJKUMAR WADHWANI | INR 16,40,044 /- | Property 3: The said property Second Floor | Property 3: INR 49,61,250/- | |
| 5. MRS. GEETA WADHWANI | (Sixteen Lakhs Forty Thousand and Forty-Four only) for Loan Account No. LSIDR13921-220005388 As on 21-02-2023 | (Flat No. 201 & 202) of Reva Niwas Constructed on western part of MU H. No. 106 (New No. 4) situated at Krishnapura Gali No. 1, Indore, Teh. & Distt. Indore, M.P. built up area 875 Sq. Ft. East: H. No. 3/1 of Raseed West: H. No. 5/1 of Ahmed Noor North: Govt Road South: Govt Lane | (Forty Nine Lakhs Sixty One Thousand two hundred and Fifty Only) INR 4,96,125/- (Four Lakhs Ninety Six Thousand One Hundred and Twenty Five only) | |
| 6. MR. VIKRAM WADHWANI | | | | |
| 7. MRS. SONAM WADHWANI | | | | |
| 8. MRS. GARIMA WADHWANI | | | | |

Terms and Conditions of E-Auction:

- For Detailed Terms and Conditions of the Sale Please Refer To The Link Provided On <https://www.indostarcapital.com/> Andwebsite of our Sales & Marketing and e-Auction Service Provider, <https://auctions.inventon.in> Secured Creditors Website.
- The Same Have Been Published on Our Portal Under the Link <https://www.indostarcapital.com>
- For any enquiry, information & inspection of the property, support, procedure and online training on eAuction, the prospective bidders may contact the Client Service Delivery (CSD) Department of our Sales & Marketing and e-Auction Service Partner **M/s. InventON Solutions Pvt. Limited**, through Tel. No.: +91 9833478748/9029086321 & E-mail ID: care@inventon.net or manoj.das@inventon.net or the Authorized Officer, Mr. Rituparna Khandekar, Contact No. 9300945826

Place: Indore
Date: 15/05/2025

Sd/- Authorised Officer
IndoStar Capital Finance Limited