

THROUGH COURIER/E-MAIL

Ref. No.: 20604/HILALOW00433474

21242/HILAAND00442276

February 17, 2025

To,

1. ANISH JITENDRA PATEL  
127/129, 1<sup>ST</sup> FLOOR, FATIMA MANZIL  
MANDVI NAGDEVI STREET  
MUMBAI-400003, MAHARASHTRA

ALSO AT:

ANISH JITENDRA PATEL  
71, KALPVVUKSH, 27, RIDGE ROAD  
NEAR MALABAR HILL POLICE STATION  
MALABAR HILL, MUMBAI-400006  
MAHARASHTRA

2. GLOBAL MARS IMPEX LLP  
THROUGH ITS PARTNERS  
127/129, 1<sup>ST</sup> FLOOR, FATIMA MANZIL  
MANDVI NAGDEVI STREET  
MUMBAI-400003, MAHARASHTRA

3. MUKESH MAGANBHAI PATEL  
127/129, 1<sup>ST</sup> FLOOR, FATIMA MANZIL  
MANDVI NAGDEVI STREET  
MUMBAI-400003, MAHARASHTRA

ALSO AT:

MUKESH MAGANBHAI PATEL  
7, ALKA BUILDING, 1<sup>ST</sup> FLOOR  
B ROAD, NEAR SYDHAM COLLEGE  
CHURCH GATE, MUMBAI -400020  
MAHARASHTRA

E-MAIL ID:- [impexgeneral@yahoo.co.in](mailto:impexgeneral@yahoo.co.in)  
[anishpatel@hotmail.com](mailto:anishpatel@hotmail.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 ENTIRE 3<sup>RD</sup> FLOOR,  
POWERWEAVE BUILDING, PLOT NO. 27, MIDC, ROAD NO. 11, OPPOSITE  
GEMINI HOUSE, ANDHERI (EAST), MUMBAI-400093, MAHARASHTRA  
("Mortgaged Property more particularly described in Schedule 'A'

Dhani Loans attached herewith).

CIN: U74899DL1994PLC062407

Regd. Office: 1/1E, 1<sup>st</sup> Floor, East Patel Nagar, New Delhi - 110 008 T. 011 - 4105 2775 F. 011 - 4213 7986Corp. Office: One International Centre, Tower 1, 4<sup>th</sup> Floor, S. B. Marg, Elphinstone (W), Mumbai - 400013 T. +91 22 6189 9016 F. +91 22 6189 9001Website: [www.dhaniLoansandservices.com](http://www.dhaniLoansandservices.com) | Email: [support@dhani.com](mailto:support@dhani.com)

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Re.: Loan Account No. HILALOW00433474 and HILAAND00442276

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 regarding the Mortgaged Property being sold by way of Private Treaty on **10.03.2025**, strictly on "**as is where is**", "**as is what is**" and "**whatever there is**" basis, for recovery of **Rs.9,43,90,181/- (Rupees Nine Crore Forty Three Lakh Ninety Thousand One Hundred Eighty One only)** i.e. **Rs.7,64,51,367/- (Rupees Seven Crore Sixty Four Lakh Fifty One Thousand Three Hundred Sixty Seven only)** pending towards the Loan Account No. **HILALOW00433474**; and **Rs.1,79,38,814/- (Rupees One Crore Seventy Nine Lakh Thirty Eight Thousand Eight Hundred Fourteen only)** pending towards the Loan Account No. **HILAAND00442276**, by way of outstanding principal, arrears (including accrued late charges) and interest till **14.02.2025** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **15.02.2025** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.5,29,00,000/- (Rupees Five Crore Twenty Nine 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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Corp. Office: One International Centre, Tower 1, 4<sup>th</sup> Floor, S. B. Marg, Elphinstone (W), Mumbai - 400013 T. +91 22 6189 9016 F. +91 22 6189 9001

Website: [dhani.com](http://dhani.com) | Email: [support@dhani.com](mailto:support@dhani.com)

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

PROPERTY ADMEASURING 285.88 SQUARE METERS CARPET, ALONGWITH NICHE, DUCTS AND SLABS, FLOWER BEDS, ELEVATIONAL FEATURES, AHU, ETC. OF APPROX 50.18 SQ. METERS SERVICE AREA ON 3<sup>RD</sup> FLOOR IN THE IT BUILDING KNOWN AS "ELEVEN" AT MAROL ROAD NO. 11 MIDC, ANDHERI (EAST), MUMBAI-400093, CONSTRUCTED ON THE LAND BEARING PLOT NO. 27 OF VILLAGE KNODIVITA, TALUKA ANDHERI, WITHIN THE JURISDICTION OF MUMBAI MUNICIPAL CORPORATION IN THE REGISTRATION DISTRICT AND SUB-DISTRICT MUMBAI CITY AND MUMBAI SUBURBAN, ALONGWITH 5 PARKING SPACES IN BASEMENT/GROUND FLOOR.

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Yours truly,



**AUTHORISED OFFICER**

**DHANI LOANS AND SERVICES LIMITED**

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