



THROUGH COURIER/EMAIL/ RPAD

Ref: S.N/1<sup>ST</sup>/ UNICORAJ01

Loan A/c: 982442128101

Date: 20-11-2025

To,

**Mr/Mrs. IRFAN ALI S/O IKRAM BHATI**

Address- Plot No. 15, Fateh Nagar, Hasanpura-c, Station Road, Jaipur, Rajasthan. - 302006.

Address- Plot No. 44, Flat No. F-04, 1ST Floor, SCHEME NO. 09, RK NAGAR, Niwaru Road, Jhotwara, Jaipur, Rajasthan. - 302012.

**Mr/Mrs. RUBINA BANO W/O IRFAN ALI**

Address- Plot No. 15, Fateh Nagar, Hasanpura-c, station road, jaipur, Rajasthan. - 302006.

**Subject: SALE NOTICE OF IMMOVABLE SECURED ASSETS Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002**

Ref.: **Loan Account No. 982442128101**

Dear Sir/ Madam,

The authorized officer of **UNICO Housing Finance Private Limited.** ("*Secured Creditor*") hereby informs you that despite service of the demand notice dated **23-05-2025** under section 13(2) of the Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 ("*SARFAESI Act*"), you the above named borrowers, co- borrowers/ guarantors have miserably failed to make the payment of the of the demanded amount within 60 days of the said notice, as such, the Constructive possession of the secured asset mentioned in schedule – A, had been taken by the authorized officer of the secured creditor.

We hereby give you notice that the aforesaid secured asset shall be sold by the undersigned if you fail to pay within **30 days** from the date of publication of this notice, the entire outstanding loan amount together with further interest, penal interest, costs and charges thereon till the date of payment, as per the agreed terms and conditions mentioned in the Loan Agreement and other documents pertaining to the Loan availed by you. After **30 days**, no further notice whatsoever will be given to you and the Secured Asset will be sold accordingly.

The notice is hereby given to you that the secured creditor, shall now proceed to sell the secured asset by adopting any one of the methods mentioned in rule 8(5) of above rules. As such, you all are advised, in your

**UNICO HOUSING FINANCE PRIVATE LIMITED**

Regd Office : The Oval, 8th Floor, No.10 & 12, Venkatanarayana Road, T.Nagar, Chennai - 600017

CIN : U64990TN2023PTC158736 0 044 61117111

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own interest, to obtain sponsors/ valid offers in the prescribed manner for consideration, for the said property or pay the entire outstanding dues with charges levied therein of the secured creditor.

We hereby give you notice that the aforesaid secured asset shall be sold by the undersigned if you fail to pay within **30 days** from the date of publication of this notice, the entire outstanding loan amount together with further interest, penal interest, costs and charges thereon till the date of payment, as per the agreed terms and conditions mentioned in the Loan Agreement and other documents pertaining to the Loan availed by you. After **30 days**, no further notice whatsoever will be given to you and the Secured Asset will be sold accordingly.

THE AUTHORIZED OFFICER OF THE SECURED CREDITOR HEREBY SERVES ON YOU THIS NOTICE OF SALE OF THE SCHEDULED PROPERTY WHICH WILL BE SOLD AFTER **30 DAYS** BY WAY OF ONLINE PUBLIC AUCTION/ E-AUCTION ON **26-12-2025 FROM 02.00 P.M. TO 04.00 P.M** STRICTLY ON "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "WITHOUT ANY RE COURSE" BASIS" FOR RECOVERY OF THE SECURED DEBT OF **RS.28,22,344/- (Rupees Twenty Eight Lakhs Twenty Two Thousand Three Hundred and Forty Four Only) due as on 19-11-2025** ALONG WITH FURTHER INTEREST AND OTHER EXPENSES THEREON TILL DATE OF REALIZATION.

The Reserve Price for the Property is **Rs. 22,88,000/- (Rupees Twenty Two Lakhs Eighty Eight Thousand Only)**. We hereby inform you that you have absolute right for the redemption of property till the Sale confirmation is issued in favor of the Bidder. You may

note that in case the sale proceeds of such sale of the Secured Asset are not sufficient to cover the entire outstanding dues of the secured creditor, then you are all jointly and severally liable to pay the amount of such shortfall to the Secured Creditor.

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IN VIEW OF THE AFORESAID, THE AUTHORISED OFFICER OF THE SECURED CREDITOR IS ISSUING THIS NOTICE OF SALE IN COMPLIANCE OF RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

A COPY OF APPENDIX IV-A TO BE PUBLISHED IN TWO LEADING NEWSPAPERS IS ATTACHED HEREWITH FOR YOUR INFORMATION.

**SCHEDULE-A**

**[Description of the Secured Asset]**

All that piece of land and building with an extent of Plot No. 44, Flat No. F-04, 1ST Floor, SCHEME NO. 09, RK NAGAR, Niwaru Road, Jhotwara, Jaipur, Rajasthan. - 302012. Admeasuring Area 800 Sq. Feet. (Built up area) being bounded by:

East by: --- Corridor & Stair

South by: ---- Flat no. 03

West by: ---- Open

North by: ---- Open



For UNICO Housing Finance Private Limited

**Authorised Officer**

**Encl: Appendix IV-A**

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