

BY COURIER / E-MAIL

Ref. No.: ARC-11839/J014XII

October 05, 2021

To,

1. **JOSHI CHIRAG ASHOKKUMAR**
HANUMAM PURA, MANSA
GANDHI NAGAR- 382895, GUJARAT

ALSO AT:

JOSHI CHIRAG ASHOKKUMAR
PLOT NO. 56, RAJ BUNGLOWS
NEAR DHOLAKUVA VILLAGE, NEAR MANSA
GANDHI NAGAR MANSA ROAD
GANDHI NAGAR-382010, GUJARAT

ALSO AT:

JOSHI CHIRAG ASHOKKUMAR
PROPRIETOR
SHREE HARI MOBILE SHOP
4, SARDAR PATEL MARKET, MANSA
GANDHINAGAR-382895, GUJARAT

2. **JOSHI ASHOKKUMAR DEVIPRASAD**
HANUMAM PURA, MANSA
GANDHI NAGAR- 382895, GUJARAT

ALSO AT:

JOSHI ASHOKKUMAR DEVIPRASAD
PLOT NO. 56, RAJ BUNGLOWS
NEAR DHOLAKUVA VILLAGE, NEAR MANSA
GANDHI NAGAR MANSA ROAD
GANDHI NAGAR-382010, GUJARAT

ALSO AT:

JOSHI ASHOKKUMAR DEVIPRASAD
PROPRIETOR
SHREE JI SAREE SALE
12, SARDAR SHOPPING CENTRE, MANSA
GANDHINAGAR-382895, GUJARAT

EMAIL ID: Jehiray506@gmail.com



ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered & Corporate Office : 2nd Floor, Mohan Dev Building, 13, Tolstoy Marg, New Delhi - 110001 Tel : 91-11-43115618

Branch Office : Unit No : 1504, 15th Floor, B wing, One BKC Building, Plot No : C - 66, G Block, Bandra Kurla Complex,
Bandra, Mumbai - 400051, Maharashtra.

SUB.: NOTICE OF SALE UNDER RULE 8(6) READ WITH RULE 9(1) AND PROVISIO THERETO OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 IN RELATION TO THE PROPERTY CONSISTING OF PLOT NO. 56, RAJ BUNGLOWS, NEAR DHOLAKUVA VILLAGE, NEAR MANSA, GANDHI NAGAR MANSA ROAD, GANDHI NAGAR-382010, GUJARAT (more particularly described in the Schedule attached hereto).

Re.: Loan Account No. J014XII [old Loan Account No. HHLGNR00322519 with Indiabulls Housing Finance Ltd.].

Dear Ma'am/ Sir,

At the very outset, it is stated that Loan Account No. **HHLGNR00322519** with Indiabulls Housing Finance Ltd. ("**IHFL**"), originator of financial facility(ies), along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s) had been assigned to **Indiabulls Asset Reconstruction Co. Ltd. ("IARCL")** vide Assignment Agreement dated **31.12.2019**, bearing new Loan Account No. **J014XII**. The said Loan Account was further assigned by IARCL to **Assets Care & Reconstruction Enterprise Ltd. ("Secured Creditor")** vide Assignment Agreement dated **26.04.2021**. Thereby, the Secured Creditor has duly taken over the financial facility(ies) from IARCL and is thus, vested with all powers and entitled to recover its outstanding dues in terms of the Loan Agreement and other related loan document(s) and/ or enforcement of security interest in relation to the mortgaged Property(ies).

The Authorised Officer of the Secured Creditor hereby informs you that the proceedings for selling the mortgaged Property(ies) (more particularly described in **Schedule** attached herewith) have already been initiated under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and that the **physical possession** of the mortgaged Property(ies) had been taken by the Secured Creditor.

The Authorised Officer of the Secured Creditor hereby serves on you this notice of sale of **15 days** day's regarding the mortgaged Property(ies) being sold by way of private treaty strictly on "**as is where is**", "**as is what is**", "**whatever there is**" and "**without any recourse**" basis for a total recovery of **Rs. 29,42,737/-**



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(Rupees Twenty Nine Lakh Forty Two Thousand Seven Hundred Thirty Seven only) pending towards the captioned Loan Account by way of outstanding principal, arrears (including accrued late charges) and interest till **01.10.2021** along with applicable future interest in terms of the Loan Agreements and other related loan document(s) w.e.f. **02.10.2021** along with legal expenses and other charges. The Minimum Sale Price for the mortgaged Property will be **Rs. 22,00,000/- (Rupees Twenty Two 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

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

TRUSTEE OF ACRE-102-TRUST

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SCHEDULE

(Description of Immovable Property(ies))

PLOT NO. 56, MEASURING 92.00 SQ. MTRS, SITUATED ON LAND BEARING SURVEY NO. 1691 RAJ BUNGLOWS, NEAR DHOLAKUVA VILLAGE, NEAR MANSA ROAD MOUJE MANSA TALUKA MANSA DISTRICT GANDHI NAGAR-382010, GUJARAT. PROPORTIONATE SHARE OF LAND OF ROAD, COMMON PLOT:55.00 SQ. MTS, TOTAL AREA :147.00 SQ. MTS.WHICH IS BOUNDED AS FOLLOWS:

EAST : INTERNAL ROAD OF SOCIETY.

WEST : COMMON PLOT OF SOCIETY.

NORTH : MAIN ROAD OF SOCIETY.

SOUTH : PLOT NO.55.

Yours truly,



AUTHORISED OFFICER

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

TRUSTEE OF ACRE-102-TRUST

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