

**BY COURIER / E-MAIL**

**Ref. No.:ARC-11411/D001VIII**

**Date: May 31, 2021**

To,

1. DUNE LEASING & FINANCE LTD.  
2ND FLOOR, 22, COMMUNITY CENTRE  
BASANT LOK, VASANT VIHAR  
DELHI -110057

ALSO AT:-

DUNE LEASING & FINANCE LTD.  
03, BHAGWAN DAS ROAD  
NEW DELHI-110001

2. ADITYA KUMAR JAJODIA  
03, BHAGWAN DAS ROAD  
NEW DELHI-110001

ALSO AT:-

ADITYA KUMAR JAJODIA  
DIRECTOR  
DUNE LEASING & FINANCE LTD.  
2ND FLOOR, 22, COMMUNITY CENTRE  
BASANT LOK, VASANT VIHAR  
DELHI -110057

3. K K JAJODIA & SONS-HUF  
03, BHAGWAN DAS ROAD  
NEW DELHI-110001

ALL ALSO AT:-

FLAT NO. 2B, 2ND FLOOR  
SALARPURIA SATTVA-THE AVENUE  
FORMERLY KNOWN AS MARUTI SADAN  
PREMISES NO. 24/3, HOLDING NO.98/1  
ALIPORE ROAD  
P.S. ALIPORE (FORMERLY TOLLYGUNGE)  
DISTRICT-24, PARAGANAS (SOUTH)  
KOLKATA, WEST BENGAL-700027

**ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.**

Registered & Corporate Office : 2nd Floor, Mohan Dev Building, 13, Tolstoy Marg, New Delhi-110001 Tel : 91-11-43115600 Fax : 91-11-43115618  
Branch Office : Unit No. : 1504, B Wing, One BKC, Radius Developers, Plot No. : C-66, G-Block, Bandra Kurla Complex, Mumbai – 400051 Tel.: 022 68643101

ALL ALSO AT:-

FLAT NO. 3B, 3rd FLOOR  
SALARPURIA SATTVA-THE AVENUE  
FORMERLY KNOWN AS MARUTI SADAN  
PREMISES NO. 24/3, HOLDING NO.98/1  
ALIPORE ROAD  
P.S. ALIPORE (FORMERLY TOLLYGUNGE)  
DISTRICT-24, PARAGANAS (SOUTH)  
KOLKATA, WEST BENGAL-700027

ALL ALSO AT:-

FLAT NO. 4B, 4th FLOOR  
SALARPURIA SATTVA-THE AVENUE  
FORMERLY KNOWN AS MARUTI SADAN  
PREMISES NO. 24/3, HOLDING NO.98/1  
ALIPORE ROAD  
P.S. ALIPORE (FORMERLY TOLLYGUNGE)  
DISTRICT-24, PARAGANAS (SOUTH)  
KOLKATA, WEST BENGAL-700027

ALL ALSO AT:-

FLAT NO. 8B, 8th FLOOR  
SALARPURIA SATTVA-THE AVENUE  
FORMERLY KNOWN AS MARUTI SADAN  
PREMISES NO. 24/3, HOLDING NO.98/1  
ALIPORE ROAD  
P.S. ALIPORE (FORMERLY TOLLYGUNGE)  
DISTRICT-24, PARAGANAS (SOUTH)  
KOLKATA, WEST BENGAL-700027

ALL ALSO AT:-

FLAT NO. 9B, 9th FLOOR  
SALARPURIA SATTVA-THE AVENUE  
FORMERLY KNOWN AS MARUTI SADAN  
PREMISES NO. 24/3, HOLDING NO.98/1  
ALIPORE ROAD  
P.S. ALIPORE (FORMERLY TOLLYGUNGE)  
DISTRICT-24, PARAGANAS (SOUTH)  
KOLKATA, WEST BENGAL-700027

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ALL ALSO AT:-

FLAT NO. 13A, 13th FLOOR  
SALARPURIA SATTVA-THE AVENUE  
FORMERLY KNOWN AS MARUTI SADAN  
PREMISES NO. 24/3, HOLDING NO.98/1  
ALIPORE ROAD  
P.S. ALIPORE (FORMERLY TOLLYGUNGE)  
DISTRICT-24, PARAGANAS (SOUTH)  
KOLKATA, WEST BENGAL-700027

ALL ALSO AT:-

FLAT NO. 13B, 13th FLOOR  
SALARPURIA SATTVA-THE AVENUE  
FORMERLY KNOWN AS MARUTI SADAN  
PREMISES NO. 24/3, HOLDING NO.98/1  
ALIPORE ROAD  
P.S. ALIPORE (FORMERLY TOLLYGUNGE)  
DISTRICT-24, PARAGANAS (SOUTH)  
KOLKATA, WEST BENGAL-700027

ALL ALSO AT:-

FLAT NO. 14B, 14th FLOOR  
SALARPURIA SATTVA-THE AVENUE  
FORMERLY KNOWN AS MARUTI SADAN  
PREMISES NO. 24/3, HOLDING NO.98/1  
ALIPORE ROAD  
P.S. ALIPORE (FORMERLY TOLLYGUNGE)  
DISTRICT-24, PARAGANAS (SOUTH)  
KOLKATA, WEST BENGAL-700027

ALL ALSO AT:-

FLAT NO. 15B, 15th FLOOR  
SALARPURIA SATTVA-THE AVENUE  
FORMERLY KNOWN AS MARUTI SADAN  
PREMISES NO. 24/3, HOLDING NO.98/1  
ALIPORE ROAD  
P.S. ALIPORE (FORMERLY TOLLYGUNGE)  
DISTRICT-24, PARAGANAS (SOUTH)  
KOLKATA, WEST BENGAL-700027

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**E-mail id:- Akjha3@hotmail.com**

**SUB.: NOTICE OF SALE UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 FOR THE PROPERTY CONSISTING OF FLAT NO. 9B ON 9TH FLOOR AND FLAT NO. 13 A ON 13TH FLOOR, "SALARPURIA SATTVA-THE AVENUE", PREMISES NO. 24/3, HOLDING NO.98/1, ALIPORE ROAD, P.S. ALIPORE (FORMERLY TOLLYGUNGE), DISTRICT-24, PARAGANAS (SOUTH), KOLKATA, WEST BENGAL-700027 (more particularly described in the Schedule Hereto).**

Re.: Loan Account No. D001VIII [earlier Loan Account No. H LAPKLM00422855 with Indiabulls Housing Finance Ltd.]

Dear Ma'am/ Sir,

At the very outset, it is stated that Loan Account No. H LAPKLM00422855 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 29.06.2019, bearing new Loan Account No. D001VIII. 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 constructive 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 30 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. 62,26,04,617/- (Rupees Sixty Two Crore Twenty Six Lakh Four Thousand Six Hundred Seventeen only) pending towards the captioned Loan Account by way of outstanding principal, arrears (including accrued late charges) and interest till 31.05.2021 along with applicable future interest in terms of the Loan Agreements and other related loan document(s) w.e.f. 01.06.2021 along with legal expenses and other charges. The Minimum Sale Price for the mortgaged Property(ies) will be as below:

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<b>S.No</b>	<b>FLAT</b>	<b>FLOOR</b>	<b>AREA (SQ FT)</b>	<b>CAR PARKING</b>	<b>RESERVE PRICE (Rs.)</b>
1	9B	9th	2348	One Covered & One Mechanized	2,98,00,000/-
2	13A	13th	3319	One Covered & One Mechanized	4,65,00,000/-

In view of the aforesaid, the Authorised Officer of the Secured Creditor is issuing this notice of sale in conformity with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Yours truly,



AUTHORISED OFFICER  
ASSET CARE & RECONSTRUCTION ENTERPRISE LTD.  
TRUSTEE OF ACRE-102-TRUST

**ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.**

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## **SCHEDULE**

### **(Description of Immovable Property(ies))**

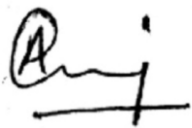
#### **PROPERTY NO. 1:**

FLAT NO. 9B, 9TH FLOOR, HAVING SALEABLE AREA OF 2348 SQ. FT. ALONG WITH ONE MECHANICAL AND ONE COVERED PARKING, IN THE PREMISES KNOWN AS “SALARPURIA SATTVA-THE AVENUE” (FORMERLY KNOWN AS “MARUTI SADAN”), PREMISES NO. 24/3, HOLDING NO.98/1, ALIPORE ROAD, P.S. ALIPORE (FORMERLY TOLLYGUNGE), DISTRICT-24, PARAGANAS (SOUTH), KOLKATA, WEST BENGAL-700027.

#### **PROPERTY NO. 2:**

FLAT NO. 13A, 13TH FLOOR, HAVING SALEABLE AREA OF 3319 SQ. FT. ALONG WITH ONE MECHANICAL AND ONE COVERED PARKING, IN THE PREMISES KNOWN AS “SALARPURIA SATTVA-THE AVENUE” (FORMERLY KNOWN AS “MARUTI SADAN”), PREMISES NO. 24/3, HOLDING NO.98/1, ALIPORE ROAD, P.S. ALIPORE (FORMERLY TOLLYGUNGE), DISTRICT-24, PARAGANAS (SOUTH), KOLKATA, WEST BENGAL-700027.

Yours truly,



AUTHORISED OFFICER  
ASSET CARE & RECONSTRUCTION ENTERPRISE LTD.  
TRUSTEE OF ACRE-102-TRUST

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