

Indiabulls

ASSET RECONSTRUCTION

BY COURIER / E-MAIL

Ref. No.: ARC- 10746/ P035XII-2

February 27, 2021

To,

1. MR. PRAVEEN KUMAR PANDEY
H NO.2909, SECTOR - E
SUDAMA NAGAR
OPPOSITE ARAYAN HOSPITAL
RING ROAD, INDORE - 452009
MADHYA PRADESH

ALSO AT:-

MR. PRAVEEN KUMAR PANDEY
PLOT NO. A - 250, U.S. GOLD CITY
CITY SURVEY NO.338/1, 338/2
VILLAGE BHATKHEDI, TEHSIL MHOW
DISTRICT INDORE, INDORE - 452001
MADHYA PRADESH

ALSO AT:-

MR. PRAVEEN KUMAR PANDEY
QUALITY MANAGER
CUMMINS TURBO TECHNOLOGIES LIMITED
SEZ UNIT, PHASE - II, PITHAMPUR
DHAR - 454775, MADHYA PRADESH

2. MRS. KIRAN PANDEY
H NO.2909, SECTOR - E
SUDAMA NAGAR
OPPOSITE ARAYAN HOSPITAL
RING ROAD, INDORE - 452009
MADHYA PRADESH

ALSO AT:-

MRS. KIRAN PANDEY
PLOT NO. A - 250, U.S. GOLD CITY
CITY SURVEY NO.338/1, 338/2
VILLAGE BHATKHEDI, TEHSIL MHOW
DISTRICT INDORE, INDORE - 452001
MADHYA PRADESH

SUB.: NOTICE OF SALE UNDER RULE 8(6) READ WITH RULE 9(1) AND
PROVISO THERETO OF THE SECURITY INTEREST (ENFORCEMENT)

Indiabulls Asset Reconstruction Company Limited

(CIN : U67110MH2006PLC305312)

Reg. Office : One International Centre, Tower-1, 4th Floor, Senapati Bapat Marg,
Elphinstone Road, Mumbai-400013. Tel : (022) 62589220 Fax : (022) 62589295
Corp. Office: Indiabulls House, 448 - 451, Udyog Vihar, Phase V, Gurugram - 122016
Tel : (0124) 6681212 Fax (0124) 6681111

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RULES, 2002 FOR THE PROPERTY CONSISTING OF PLOT NO. A – 250,
U.S. GOLD CITY, CITY SURVEY NO.338/1, 338/2, VILLAGE
BHATKHEDI, TEHSIL MHOW, DISTRICT INDORE, INDORE – 452001,
MADHYA PRADESH (more particularly described in the mortgaged
property(ies)).

Re.: Loan Account No. P035XII-2 (earlier Loan Account No. HHLIND00165902
with Indiabulls Housing Finance Limited.]

Dear Ma'am/ Sir,

At the very outset, it is stated that Loan Account No. **HHLIND00165902** 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.** ("**Secured Creditor**") vide Assignment Agreement dated **31.12.2019** bearing new Loan Account No. **P035XII-2**. Thereby, the Secured Creditor has duly taken over the financial facility(ies) from IHFL 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 **15** days 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. 14,86,303/- (Rupees Fourteen Lakh Eighty Six Thousand Three Hundred and Three only)** pending towards the captioned Loan Account by way of outstanding principal, arrears (including accrued late charges) and interest till **24.02.2021** along with applicable

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future interest in terms of the Loan Agreements and other related loan document(s) w.e.f. **25.02.2021** along with legal expenses and other charges. The Minimum Sale Price for the mortgaged Property(ies) will be **Rs. 6,40,000/- (Rupees Six Lakh Forty Thousand 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

INDIABULLS ASSET RECONSTRUCTION CO. LTD.

TRUSTEE OF INDIABULLS ARC-XII TRUST

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SCHEDULE

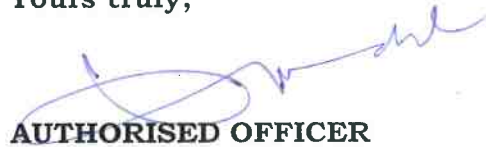
(Description of Immovable Property(ies))

ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF PLOT NO. A-250 (MEASURING 22 FT. X 50 FT. I.E. IN TOTAL 1,100 SQ. FT. OR 102.23 SQ. MTR.), IN THE COLONY CALLED "U.S. GOLD CITY", VIL. BHATKHEDI, TEH. MHOW, DIST. INDORE - 453555 (MADHYA PRADESH).

BOUNDED ON:

NORTH BY : PLOT NO. A-249
SOUTH BY : PLOT NO. A-251
EAST BY : ROAD
WEST BY : PLOT NO. A-239

Yours truly,



AUTHORISED OFFICER

INDIABULLS ASSET RECONSTRUCTION CO. LTD.

TRUSTEE OF INDIABULLS ARC-XII TRUST
