

ASSET RECONSTRUCTION

BY COURIER / E-MAIL

Ref. No.: ARC-10908 / R037XII-2

October 27, 2020

To,

1. **RAMDEV TRADERS**
(THROUGH ITS PARTNERS)
OFFICE NO. 3, SUN MOON PLAZA, NEAR MASUM SCHOOL,
MOTA MAVA, KALAWAD ROAD, RAJKOT - 360005 (GUJARAT).

ALSO AT:

RAMDEV TRADERS
(THROUGH ITS PARTNERS)
FLAT NO. A/3-11, FIRST FLOOR, YOGESHWAR PARK,
VIL. RAIYA, RAJKOT - 360005 (GUJARAT).
2. **RAJENDRA MAGANLAL MAGDANI**
(PARTNER)
RAMDEV TRADERS,
OFFICE NO. 3, SUN MOON PLAZA, NEAR MASUM SCHOOL,
MOTA MAVA, KALAWAD ROAD, RAJKOT - 360005 (GUJARAT).

ALSO AT:

RAJENDRA MAGANLAL MAGDANI,
FLAT NO. A/3-11, FIRST FLOOR, YOGESHWAR PARK,
VIL. RAIYA, RAJKOT - 360005 (GUJARAT).
3. **KAJAL RAJENDRA MAGDANI @ KAJALBEN RAJENDRA MAGDANI,**
FLAT NO. A/3-11, FIRST FLOOR, YOGESHWAR PARK,
VIL. RAIYA, RAJKOT - 360005 (GUJARAT).
4. **KASHYAP R. MAGDANI @ KASHYAP RAJENDRABHAI MAGDANI**
(PARTNER)
RAMDEV TRADERS,
OFFICE NO. 3, SUN MOON PLAZA, NEAR MASUM SCHOOL,
MOTA MAVA, KALAWAD ROAD, RAJKOT - 360005 (GUJARAT).

ALSO AT:

KASHYAP R. MAGDANI @ KASHYAP RAJENDRABHAI MAGDANI
FLAT NO. A/3-11, FIRST FLOOR, YOGESHWAR PARK,
VIL. RAIYA, RAJKOT - 360005 (GUJARAT).

Indiabulls Asset Reconstruction Company Limited

(CIN : U67110MH2006PLC305312)

Reg. Office : Indiabulls Finance Centre, Tower-1, 9th 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
Tél : (0124) 6681212 Fax (0124) 6681111

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e-Mail ID(s): kashyapmagdani@gmail.com

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 FLAT NO. A/3-11, FIRST FLOOR, YOGESHWAR PARK, VIL. RAIYA, RAJKOT - 360005 (GUJARAT) ("mortgaged Property(ies)").

Re.: Loan Account No. R037XII-2 [earlier Loan Account No. HLAPRAJ00311950 with Indiabulls Housing Finance Ltd.]

Dear Ma'am/ Sir,

At the very outset, it is stated that Loan Account No. **HLAPRAJ00311950** 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. **R037XII-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 **physical possession** of the mortgaged Property(ies) has been taken by the Secured Creditor and thereby, the proceedings for selling the mortgaged Property(ies) (more particularly described in the Schedule attached herewith) have already been initiated under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

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 recovery of **Rs. 10,24,463/- (Rupees Ten Lakh Twenty Four Thousand Four Hundred Sixty Three only)** pending towards the captioned Loan Accounts by way of outstanding principal, arrears (including accrued late charges) and interest till **26.10.2020** along with applicable future interest in terms of the Loan Agreements and other related loan document(s) w.e.f. **27.10.2020** along with legal expenses and other charges. The Reserve Price for the



ASSET RECONSTRUCTION

mortgaged Property(ies) will be **Rs. 10,80,000/- (Rupees Ten Lakh Eighty 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

SCHEDULE

(Description of Immovable Property(ies))

ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF FLAT NO. A/3-11 (BUILT UP AREA OF 39.53 SQ. MTR. I.E. 425.54 SQ. FT.), ON FIRST FLOOR, IN THE SCHEME CALLED "YOGESHWAR PARK", ON NON-AGRICULTURAL RESIDENTIAL LAND ADMEASURING 27,822.10 SQ. MTR., IN CITY SURVEY WARD NO. 23, F.P. NO. 72/1/2 (P), O.P. NO. 72 PAIKI, T.P.S. NO. RAIYA/16, REVENUE SURVEY NO. 48 PAIKI, VIL. RAIYA, IN RAJKOT MUNICIPAL CORPORATION, WITHIN THE REGISTRATION DIST. AND SUB-DIST. OF RAJKOT, RAJKOT - 360005 (GUJARAT).

BOUNDED ON:

NORTH BY : STAIRCASE

SOUTH BY : FLAT NO. A/3-9

EAST BY : 5 MTR. WIDE ROAD

WEST BY : FLAT NO. A/3-12

Yours truly,



AUTHORISED OFFICER

INDIABULLS ASSET RECONSTRUCTION CO. LTD.

TRUSTEE OF INDIABULLS ARC-XII TRUST
