

(E-Auction Sale Notice under SARFAESI Act 2002)

Notice is hereby given to the Borrower/Guarantors/Mortgagors in particular and the public in general that the below mentioned properties are mortgaged / charged to the Secured Creditor, being Indiabulls Asset Reconstruction Company Limited. The possession of these were taken by the Authorised Officer of Indiabulls Asset Reconstruction Company Limited under section 13(4) of the Act, are scheduled to be sold in E-Auction as mentioned below for recovery of below mentioned dues and applicable interest, charges and costs etc.

The properties described below is being sold on **“As is where is”, “As is what is”** and **“Whatever there is”** basis under the rule no. 8 & 9 of the Security Interest (Enforcement) Rules (hereinafter referred to as the rules) for the recovery of the dues detailed as under:

The details regarding E-Auction are mentioned below:

Details of Borrower / Co-Borrowers / Mortgagor	M/s Neelam Agency (Borrower)/ Mr. Hemant Kumar Kalwani (Co-Borrower/Mortgagor)/ Mrs. Kumkum Kalwani (Co-Borrower)
Total Amount due as on 31.12.2024 as per 13(2) notice	₹ 3,69,13,809.63/- (Rupees Three Crore Sixty-Nine Lakhs Thirteen Thousand Eight Hundred Nine and Sixty-Three Paise Only) as on 31-12-2024
Nature of Possession	Physical Possession except two commercial shops at the front.
Details of encumbrances over the properties	Not known to the ARC
Litigations	Securitisation Applications (SAs) No. 819/2025 and 815/2025 pending for adjudication before the DRT, Jaipur.

Description of Immovable Properties			
Lot No.	Property(ies) Description	Reserve Price	EMD
1.	Residential Quarter No. 701, Sindhi Colony, Raja Park, Adarsh Nagar, Jaipur 302004, Rajasthan owned by Mr. Hemant Kumar Kalwani having area 222.95 square metre, out of this residential area is 198.70 square metre and commercial shops area is 24.25 square metre.	Rs. 3,53,55,000/- (Rupees Three Crore Fifty-Three Lakhs Fifty-Five Thousand Only)	Rs. 35,35,500/- (Rupees Thirty-Five Lakhs Thirty-Five Thousand Five Hundred Only)

The details regarding Auction are mentioned below:

Date and Time of Auction	11:00 AM to 1:00 PM 27.10.2026 Note – Unlimited extensions of 5 minutes from last placed bid will be provided for auction of each lot.
Online Auction Website	https://www.bankeauctions.com
Last date for submission of bids	On or before 5:00 pm on 26.10.2026
Minimum Bid Increment Amount	Rs 1 Lac
Contact detail of Authorised Officer	Mr. Amit Tripathi at Mobile No. +91-9619678444 ✉ amit.t36@indiabulls.com

The details regarding E-Auction are mentioned below:

Name of Auction Agency	M/s C 1 India Private Limited
Contact Person	Mr. Mithalesh Kumar, Mob. No. +91-7080804466
Support Landline Nos.	0124-4302020 / 2021 / 2022 / 2023 / 2024
E-mail address	support@bankeauctions.com

Sd/-

Date: 18.09.2026

Authorised Officer

Place: Mumbai

Indiabulls ARC Limited

Acting in capacity as a trustee of Indiabulls ARC – XIV Trust