

BY COURIER / E-MAIL

Ref. No.: ARC-11833 / M023XII

December 15, 2020

To,

1. **MAYUR RAMESHBHIA SHINGALA @ SHINGALA MAYUR RAMESHBHIA,**
33, DHARAMNANDAN SOCIETY, OPP. VIRAJBHUMI SECTOR,
SIMADA, CHORASI, SURAT – 394105 (GUJARAT).

ALSO AT:

MAYUR RAMESHBHIA SHINGALA @ SHINGALA MAYUR RAMESHBHIA,
KHODIYAR SAREE CENTRE, BLOCK NO. 2, PLOT NO. 330,
LAKSHMI MARKET, NEAR SHYAMDHAM CHOWK, NANA VARACHHA,
PUNE SIMADA ROAD, SURAT – 395006 (GUJARAT).

ALSO AT:

MAYUR RAMESHBHIA SHINGALA @ SHINGALA MAYUR RAMESHBHIA,
PLOT NO. 68, VIBHAG C, SHAKTI LAKE CITY,
RE. SY. NOS. 94, 95 AND 96, BLOCK NO. 92, VIL. NANSAD,
SUB-DIST. AND TAL. KAMREJ, DIST. SURAT – 395006 (GUJARAT).

2. **N. R. SINGALA @ NITIN RAMESHBHAI SHINGALA @ SHINGALA NITIN RAMESHBHAI,**
33, DHARAMNANDAN SOCIETY, OPP. VIRAJBHUMI SECTOR,
SIMADA, CHORASI, SURAT – 394105 (GUJARAT).

ALSO AT:

N. R. SINGALA @ NITIN RAMESHBHAI SHINGALA @ SHINGALA NITIN RAMESHBHAI,
200, YOGESHWAR SOCIETY, SHYAMDHAM,
PUNAGAM, CHORASI, SURAT – 395010 (GUJARAT).

ALSO AT:

N. R. SINGALA @ NITIN RAMESHBHAI SHINGALA @ SHINGALA NITIN RAMESHBHAI,

PLOT NO. 68, VIBHAG C, SHAKTI LAKE CITY,

RE. SY. NOS. 94, 95 AND 96, BLOCK NO. 92, VIL. NANSAD,

SUB-DIST. AND TAL. KAMREJ, DIST. SURAT – 395006 (GUJARAT).

- 3. BHAVANABEN R. SHINGALA @ BHAVANABEN RAMESHBHAI SHINGALA @ SHINGALA BHAVANABEN RAMESHBHAI, 33, DHARAMNANDAN SOCIETY, OPP. VIRAJBHUMI SECTOR, SIMADA, CHORASI, SURAT – 394105 (GUJARAT).**

ALSO AT:

BHAVANABEN R. SHINGALA @ BHAVANABEN RAMESHBHAI SHINGALA @ SHINGALA BHAVANABEN RAMESHBHAI,

200, YOGESHWAR SOCIETY, SHYAMDHAM,

PUNAGAM, CHORASI, SURAT – 395010 (GUJARAT).

ALSO AT:

BHAVANABEN R. SHINGALA @ BHAVANABEN RAMESHBHAI SHINGALA @ SHINGALA BHAVANABEN RAMESHBHAI,

A-5-44, AMYPARK, PUNA 3, CHORYASI, SURAT – 394210 (GUJARAT).

ALSO AT:

BHAVANABEN R. SHINGALA @ BHAVANABEN RAMESHBHAI SHINGALA @ SHINGALA BHAVANABEN RAMESHBHAI,

PLOT NO. 68, VIBHAG C, SHAKTI LAKE CITY,

RE. SY. NOS. 94, 95 AND 96, BLOCK NO. 92, VIL. NANSAD,

SUB-DIST. AND TAL. KAMREJ, DIST. SURAT – 395006 (GUJARAT).

e-Mail ID(s): shingalamayur786@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 FOR THE PROPERTY CONSISTING OF RESIDENTIAL

OPEN PAIKI PLOT NO. 68, VIBHAG C, SHAKTI LAKE CITY, RE. SY. NOS. 94, 95 AND 96, BLOCK NO. 92, VIL. NANSAD, SUB-DIST. AND TAL. KAMREJ, DIST. SURAT - 395006 (GUJARAT) (more particularly described in the mortgaged property(ies)).

Re.: Loan Account No. M023XII [earlier Loan Account No. HHLSUR00407397 with Indiabulls Housing Finance Ltd.]

Dear Ma'am/ Sir,

At the very outset, it is stated that Loan Account No. **HHLSUR00407397** 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. **M023XII**. 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 **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 **15days** 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. 25,26,704/- (Rupees Twenty Five Lakh Twenty Six Thousand Seven Hundred Four only)** pending towards the captioned Loan Accounts by way of outstanding principal,

arrears (including accrued late charges) and interest till **11.12.2020** along with applicable future interest in terms of the Loan Agreements and other related loan document(s) w.e.f. **12.12.2020** along with legal expenses and other charges. The Minimum sale Price for the mortgaged Property(ies) 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
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 RESIDENTIAL OPEN PAIKI PLOT NO. 68 (PLOT NO. B-68 AS PER APPROVED PLAN) (AREA ADMEASURING 82.95 SQ. YD. I.E. 69.35 SQ. MTR.; AREA ADMEASURING 65.95 SQ. MTR. AS PER APPROVED PLAN), VIBHAG C, IN THE SCHEME CALLED "SHAKTI LAKE CITY", ON NON-AGRICULTURAL LAND BEARING RE. SY. NOS. 94, 95 AND 96, REGISTERED AS BLOCK NO. 92 (NEW BLOCK NO. 1925 AFTER RESURVEY; BLOCK NO. 92/68 AS PER K.J.P. DURASTI ORDER) (TOTAL AREA ADMEASURING 10,108 SQ. MTR.), AT VIL. NANSAD, IN SUB-DIST. AND TAL. KAMREJ, DIST. SURAT - 395006 (GUJARAT).

BOUNDED ON:

NORTH BY : ADJOINING PLOT NO. 67

SOUTH BY : ADJOINING PLOT NO. 69

EAST BY : ADJOINING PLOT NO. 79

WEST BY : INTERNAL ROAD OF SOCIETY

Yours truly,

AUTHORISED OFFICER

INDIABULLS ASSET RECONSTRUCTION CO. LTD.

TRUSTEE OF INDIABULLS ARC-XII TRUST
