

Indiabulls

ASSET RECONSTRUCTION

BY COURIER / E-MAIL

Ref. No.: ARC-10899 / R037XII-1

August 25, 2020

To,

1. **RAMDEV TRADERS**
(THROUGH ITS PARTNERS)
A-3/14, YOGESHWAR PARK, BEHIND AKASHWANI QUARTER,
UNIVERSITY ROAD, RAJKOT – 360005 (GUJARAT).

ALSO AT:

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)
BLOCK NO. 1, SUB-PLOT NOS. 50 AND 51/1, JOY RESIDENCY,
PLOT NOS. 50 AND 51 PAIKI, KAILASH PARK B,
RE. SY. NO. 41/1 PAIKI, TAL. VAJDI (VIRDA),
DIST. RAJKOT – 360005 (GUJARAT).
2. **RAJENDRA MAGANLAL MAGDANI**
(PARTNER)
RAMDEV TRADERS,
A-3/14, YOGESHWAR PARK, BEHIND AKASHWANI QUARTER,
UNIVERSITY ROAD, RAJKOT – 360005 (GUJARAT).

ALSO AT:

RAJENDRA MAGANLAL MAGDANI
(PARTNER)
RAMDEV TRADERS,
OFFICE NO. 3, SUN MOON PLAZA, NEAR MASUM SCHOOL,

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
Tel : (0124) 6681212 Fax (0124) 6681111

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MOTA MAVA, KALAWAD ROAD, RAJKOT - 360005 (GUJARAT).

ALSO AT:

RAJENDRA MAGANLAL MAGDANI,
BLOCK NO. 1, SUB-PLOT NOS. 50 AND 51/1, JOY RESIDENCY,
PLOT NOS. 50 AND 51 PAIKI, KAILASH PARK B,
RE. SY. NO. 41/1 PAIKI, TAL. VAJDI (VIRDA),
DIST. RAJKOT - 360005 (GUJARAT).

3. KAJAL RAJENDRA MAGDANI @ KAJALBEN RAJENDRA MAGDANI,
A-3/14, YOGESHWAR PARK, BEHIND AKASHWANI QUARTER,
UNIVERSITY ROAD, RAJKOT - 360005 (GUJARAT).

ALSO AT:

KAJAL RAJENDRA MAGDANI @ KAJALBEN RAJENDRA MAGDANI,
C/O RAMDEV TRADERS,
OFFICE NO. 3, SUN MOON PLAZA, NEAR MASUM SCHOOL,
MOTA MAVA, KALAWAD ROAD, RAJKOT - 360005 (GUJARAT).

ALSO AT:

KAJAL RAJENDRA MAGDANI @ KAJALBEN RAJENDRA MAGDANI,
BLOCK NO. 1, SUB-PLOT NOS. 50 AND 51/1, JOY RESIDENCY,
PLOT NOS. 50 AND 51 PAIKI, KAILASH PARK B,
RE. SY. NO. 41/1 PAIKI, TAL. VAJDI (VIRDA),
DIST. RAJKOT - 360005 (GUJARAT).

4. KASHYAP R. MAGDANI @ KASHYAP RAJENDRABHAI MAGDANI
(PARTNER)
RAMDEV TRADERS,
A-3/14, YOGESHWAR PARK, BEHIND AKASHWANI QUARTER,
UNIVERSITY ROAD, RAJKOT - 360005 (GUJARAT).

ALSO AT:

KASHYAP R. MAGDANI @ KASHYAP RAJENDRABHAI MAGDANI
(PARTNER)



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RAMDEV TRADERS,
OFFICE NO. 3, SUN MOON PLAZA, NEAR MASUM SCHOOL,
MOTA MAVVA, KALAWAD ROAD, RAJKOT - 360005 (GUJARAT).

ALSO AT:

KASHYAP R. MAGDANI @ KASHYAP RAJENDRABHAI MAGDANI
BLOCK NO. 1, SUB-PLOT NOS. 50 AND 51/1, JOY RESIDENCY,
PLOT NOS. 50 AND 51 PAIKI, KAILASH PARK B,
RE. SY. NO. 41/1 PAIKI, TAL. VAJDI (VIRDA),
DIST. RAJKOT - 360005 (GUJARAT).

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

ramdev.traders@gmail.com

rmmagdani@gmail.com

**SUB.: NOTICE OF SALE UNDER RULE 8(6) READ WITH RULE 9(1) AND
PROVISO THERETO OF THE SECURITY INTEREST (ENFORCEMENT)
RULES, 2002 IN RELATION TO THE PROPERTY CONSISTING OF
RESIDENTIAL HOUSE, BLOCK NO. 1, SUB-PLOT NOS. 50 AND 51/1, JOY
RESIDENCY, PLOT NOS. 50 AND 51 PAIKI, KAILASH PARK B, RE. SY.
NO. 41/1 PAIKI, TAL. VAJDI (VIRDA), DIST. RAJKOT - 360005
(GUJARAT) ("mortgaged Property(ies)").**

**Re.: Loan Account No. R037XII-1 [earlier Loan Account No.
HLAPRAJ00311907 with Indiabulls Housing Finance Ltd.]**

Dear Ma'am/ Sir,

At the very outset, it is stated that Loan Account No. **HLAPRAJ00311907** 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-1**. 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

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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 **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. 19,89,908/- (Rupees Nineteen Lakh Eighty Nine Thousand Nine Hundred Eight only)** pending towards the captioned Loan Accounts by way of outstanding principal, arrears (including accrued late charges) and interest till **13.07.2020** along with applicable future interest in terms of the Loan Agreements and other related loan document(s) w.e.f. **14.07.2020** along with legal expenses and other charges. The Reserve Price for the mortgaged Property(ies) will be **Rs. 17,50,000/- (Rupees Seventeen Lakh Fifty 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 RESIDENTIAL HOUSE BEARING BLOCK NO. 1, OVER SUB-PLOT NOS. 50 AND 51/1 (ADMEASURING 65.20 SQ. MTR.), SCHEME CALLED "JOY RESIDENCY", OVER PLOT NOS. 50 AND 51 PAIKI (ADMEASURING 451.48 SQ. MTR.), SCHEME CALLED "KAILASH PARK B", ON NON-AGRICULTURAL LAND BEARING RE. SY. NO. 41/1 PAIKI (5 ACRE 34 GUNTHA), TAL. VAJDI (VIRDA), AT REGISTRATION DIST. OF RAJKOT - 360005 (GUJARAT).

BOUNDED AND ADMEASURING ON:

NORTH BY : LAND OF PLOT NO. 49 (18.28 MTR)

SOUTH BY : COMMON WALL WITH PROPERTY CONSTRUCTED ON BLOCK NO. 2 OVER SUB-PLOT NOS. 50 AND 51/2 (18.29 MTR.)

EAST BY : 7.5 MTR. ROAD (3.565 MTR)

WEST BY : LAND OF PLOT NO. 41 (3.565 MTR.)

Yours truly,



AUTHORISED OFFICER

INDIABULLS ASSET RECONSTRUCTION CO. LTD.

TRUSTEE OF INDIABULLS ARC-XII TRUST
