

BY SPEED POST / COURIER / E-MAIL

Ref. No.: ARC-11426 / S0110IV

June 13, 2020

To,

1. SANJAY SHARMA,
HOUSE NO. 9, SHUBHALAY, E-8, TRILANGA,
NEAR RAJIV GANDHI COLLEGE, HUZUR,
BHOPAL – 462039 (MADHYA PRADESH).

ALSO AT:

SANJAY SHARMA,
281, SECOND FLOOR, SIMRAN TOWER, ZONE II,
M. P. NAGAR, BHOPAL – 462011 (MADHYA PRADESH).

ALSO AT:

SANJAY SHARMA,
PLOT NO. G-3/435, DANISH HOUSING SOCIETY,
GULMOHAR COLONY, GULMOHAR ROAD, VIL. BAWADIYA KALAN,
TEH. HUZUR, DIST. BHOPAL – 462001 (MADHYA PRADESH).

2. SUNITA SHARMA,
HOUSE NO. 9, SHUBHALAY, E-8, TRILANGA,
NEAR RAJIV GANDHI COLLEGE, HUZUR,
BHOPAL – 462039 (MADHYA PRADESH).

ALSO AT:

SUNITA SHARMA,
PLOT NO. G-3/435, DANISH HOUSING SOCIETY,
GULMOHAR COLONY, GULMOHAR ROAD, VIL. BAWADIYA KALAN,
TEH. HUZUR, DIST. BHOPAL – 462001 (MADHYA PRADESH)

e-Mail ID(s): siddhantenterprises220@gmail.com

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 : 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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RULES, 2002 IN RELATION TO THE PROPERTY CONSISTING OF RESIDENTIAL DUPLEX HOUSE ON PLOT NO. G-3/435, DANISH HOUSING SOCIETY, KHASRA NOS. 12/2/1/2, 12/2/1/3 AND 15/1 (A), 15/1 (C), WARD NO. 50, VIL. BAWADIYA KALAN, GULMOHAR ROAD, GULMOHAR COLONY, TEH. HUZUR, DIST. BHOPAL - 462001 (MADHYA PRADESH) ("mortgaged Property(ies)").

Re.: Loan Account No. S011OIV [earlier Loan Account No. HHLBHP00299319 with Indiabulls Housing Finance Ltd.]

Dear Ma'am/ Sir,

At the very outset, it is stated that Loan Account No. **HHLBHP00299319** 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 **31.12.2018** bearing new Loan Account No. **S011OIV**. 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 **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. 76,06,006/- (Rupees Seventy Six Lakh Six Thousand Six only)** pending towards the captioned Loan Accounts by way of outstanding principal, arrears (including accrued late charges)



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and interest till **10.06.2020** along with applicable future interest in terms of the Loan Agreements and other related loan document(s) w.e.f. **11.06.2020** along with legal expenses and other charges. The Reserve Price for the mortgaged Property(ies) will be **Rs. 60,00,000/- (Rupees Sixty 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-IV TRUST

SCHEDULE

(Description of Immovable Property(ies))

ALL THAT PART AND PARCEL OF THE PROPERTY CONSISTING OF RESIDENTIAL DUPLEX HOUSE ON PLOT NO. G-3/435 (TOTAL AREA OF 50 FT. x 30 FT. I.E. 1,500 SQ. FT. I.E. 139.4 SQ. MTR.; AREA OF GROUND FLOOR IS 832.71 SQ. FT. I.E. 77.39 SQ. MTR., AREA OF FIRST FLOOR IS 768.15 SQ. FT. I.E. 71.39 SQ. MTR. AND UNCOVERED AREA ON GROUND FLOOR IS 667.29 SQ. FT. I.E. 62.01 SQ. MTR.), IN DANISH HOUSING SOCIETY, IN KHASRA NOS. 12/2/1/2 AND 12/2/1/3 (ADMEASURING 8.97 ACRE), AND 15/1(K) AND 15/1(G) (ADMEASURING 2.75 ACRE) (TOTAL AREA ADMEASURING 11.72 ACRE), GULMOHAR COLONY, GULMOHAR ROAD, MUNICIPAL WARD NO. 50, VIL. BAWADIYA KALAN, TEH. HUZUR, DIST. BHOPAL – 462001 (MADHYA PRADESH).

BOUNDED ON:

NORTH BY : PLOT NO. 436
SOUTH BY : PLOT NO. 434
EAST BY : PLOT NO. 452
WEST BY : 25 FT. WIDE ROAD

Yours truly,

A handwritten signature in blue ink, appearing to be a stylized 'V' or 'W' shape, positioned between the closing 'Yours truly,' and the typed name.

AUTHORISED OFFICER

INDIABULLS ASSET RECONSTRUCTION CO. LTD.

TRUSTEE OF INDIABULLS ARC-IV TRUST