

APPENDIX IV-A

Sale Notice for sale of Immovable Property

E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable Property mortgaged to **Sammaan Capital Limited** (“**SCL**”) [formerly known as Indiabulls Housing Finance Ltd. (“**IHFL**”)] [CIN: **L65922DL2005PLC136029**] and **Indiabulls Asset Reconstruction Company Limited** [CIN: **U67110MH2006PLC305312**] acting as a Trustee of **Indiabulls ARC-XXXI Trust** (both SCL and IARCL) are jointly and severally referred to as (“**Secured Creditor**”), the **constructive possession** of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on “as is where is”, “as is what is” and “whatever there is” basis on **07.08.2026** from **05.00 P.M. to 06.00 P.M.**, for recovery of the following dues admitted by the Ld. Liquidator of the Corporate Debtor, Torque Automotive Pvt. Ltd. as on 29.01.2026, the Liquidation Commencement date.

DUES OF SAMMAAN CAPITAL LIMITED (formerly known as Indiabulls Housing Finance Ltd.):

S. No.	Loan Account No.	Admitted dues as on 29.01.2026
1.	HLAPAHE00202199 and HLAPAHE00232119	6,92,65,470/- (Rupees Six Crore Ninety Two Lakh Sixty Five Thousand Four Hundred Seventy only)

DUES OF INDIABULLS ASSET RECONSTRUCTION COMPANY LIMITED:

S. No.	Loan Account No.	Admitted dues as on 29.01.2026
1.	T004XXXI (Old Loan Account No. HLAPAHE00325550)	1,38,96,000/- (Rupees One Crore Thirty Eight Lakh Ninety Six Thousand only)

The Loan Account No. **HLAPAHE00325550**, along with all right(s), title(s), interest(s),

underlying security(ies), pledge(s) and/ or guarantee(s) including the Immovable Property, has been assigned by Sammaan Capital Limited (“SCL”) [formerly known as Indiabulls Housing Finance Ltd. (“IHFL”)] to and in favour of Indiabulls Asset Reconstruction Company Limited (“IARCL”) *vide* Assignment Agreement dated **21.08.2023**, and the same has been renumbered by IARCL and bears new Loan Account No. **T004XXXI**. Consequently, IARCL has also become a Secured Creditor for the said assigned Loan Account. IARCL has given its consent to SCL to issue this Notice of Sale.

The amounts mentioned in both the tables given hereinabove are pending towards the respective Loan Accounts of SCL and IARCL, recoverable by the Secured Creditor from the **CORPORATE DEBTOR-TORQUE AUTOMOTIVE PRIVATE LIMITED (THROUGH THE LD. LIQUIDATOR), GIRABEN KISHORSINH SOLANKI @ GIRABEN K SOLANKI, KUREN MANISHKUMAR AMIN @ KURENBHAI MANISH BHAI AMIN, HARNESH I RAVAL @ HARNESH ISHWARBHAI RAVAL, ZANKARSINH SOLANKI @ ZANKARSINH KISHORSINH SOLANKI** and **GENERAL CAPITAL AND HOLDING COMPANY PRIVATE LTD.**

The Reserve Price for the Immovable Property will be **Rs.8,11,00,000/- (Rupees Eight Crore Eleven Lakh only)** and the Earnest Money Deposit (“**EMD**”) will be **Rs.81,10,000/- (Rupees Eighty One Lakh Ten Thousand only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THAT PIECE OR PARCEL OF INDUSTRIAL N.A. LAND ADMEASURING APPROX. 4646.17 SQ MTRS. FORMING PART OF BLOCK 501 (AS PER PRESENT REVENUE RECORDS LAND ADMMEASURING 4646 SQ MTRS. BEARING BLOCK NO. 501/PAIKAI/2) (OLD RS NO. 710, 711, 712), SITUATED LYING AND BEING WITHIN VILLAGE LIMITS OF MOUJE: DASHRATH, TALUKA: VADODRA (RURAL), WITHIN REGISTRATION SUB-DISTRICT AND DISTRICT VADODRA, OWNED BY TORQUE AUTOMOTIVE PRIVATE LIMITED AND BOUNDED AS UNDER:

EAST : BLOCK NO. 502 & 501/PAIKI

WEST : BLOCK NO. 501/PAIKI (ESSAR PETROL PUMP)

NORTH : BLOCK NO. 501/PAIKI

SOUTH : SOKHADA ROAD

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com and www.indiabullsarc.com;

Contact No: 93719 33015;

For bidding, log on to www.auctionfocus.in

s/d

Date: 16.07.2026

AUTHORISED OFFICER

Place: VADODARA

INDIABULLS ARC TRUST XXXI
