

THROUGH COURIER/EMAIL

Ref. No.: ARC- 12771/S0010OX-01

ARC-14289/ S0010OX-02

May 23rd, 2025

To,

1. **S.V. EXPORTS**
PARTNERSHIP FIRM
THROUGH ITS PARTNERS,
281, INDUSTRIAL AREA - A,
R. K. ROAD, LUDHIANA - 141003 PUNJAB

ALSO AT:

S.V. EXPORTS
PARTNERSHIP FIRM
THROUGH ITS PARTNERS,
HOUSE NO. B-XIX-109-THE MALL, CIVIL LINES,
LUDHIANA - 141001, PUNJAB

2. **ARUNA KANSAL**
HOUSE NO. B-XIX-109-THE MALL, CIVIL LINES,
LUDHIANA - 141001, PUNJAB

3. **SUMIT GUPTA**
HOUSE NO. 627 - B,
AGGAR NAGAR, FEROZEPUR ROAD
LUDHIANA- 141012 (PUNJAB)

ALSO AT:

SUMIT GUPTA
PARTNER, S.V. EXPORTS
281, INDUSTRIAL AREA - A,
R. K. ROAD, LUDHIANA - 141003 PUNJAB

ALSO AT:

SUMIT GUPTA
HOUSE NO. B-XIX-109-THE MALL, CIVIL LINES,
LUDHIANA - 141001, PUNJAB

4. **VANEET KANSAL**
HOUSE NO. B-XIX-109-THE MALL, CIVIL LINES,
LUDHIANA - 141001, PUNJAB

ALSO AT:

VANEET KANSAL
PARTNER, S.V. EXPORTS
281, INDUSTRIAL AREA - A,
R. K. ROAD, LUDHIANA - 141003 PUNJAB
ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.



5. **RAKESH KANSAL**
HOUSE NO. B-XIX-109-THE MALL, CIVIL LINES,
LUDHIANA – 141001, PUNJAB

ALSO AT:
RAKESH KANSAL
PARTNER, S.V. EXPORTS
281, INDUSTRIAL AREA - A,
R. K. ROAD, LUDHIANA – 141003
PUNJAB

EMAIL ID: - sumit@svexports.com
vaneet@svexports.com
info@svexports.com

SUB.: NOTICE OF SALE UNDER RULE 8(6), Rule 8(8) READ WITH RULE 9(1) AND
PROVISO THERETO OF THE SECURITY INTEREST (ENFORCEMENT)
RULES, 2002 IN RELATION TO THE PROPERTY BEING HOUSE/KOTHI
NO. B-XIII-408 (OLD), MC. NO. B-XIX-109 (NEW), MEASURING 2048 SQ.
YARDS, BEARING KHASRA NO. 1526/463, 1218/666/532/461, KHATA
NO. 75/168, 76/169 (KHASRA NO. 1218/666/532/3, 1526/463, KHATA
NO. 134/148, 137/151) AS PER JAMABANDI FOR THE YEAR 2008-2009,
SITUATED AT VILLAGE TARAF GHELEWAL, HB NO. 166, CIVIL LINE,
AMERSON ROAD, TEHSIL AND DISTRICT LUDHIANA – 141001, PUNJAB
("Mortgaged Property").

Re.: Loan Account No. S001OOX-01 and S001OOX-02 [old Loan Account No. HLAPLUD00205195 and HLAPLUD00336596 respectively with ACRE [since assigned by Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.)].

Dear Ma'am/ Sir,

The Authorised Officer of **Assets Care & Reconstruction Enterprise Ltd.** ("**Secured Creditor**") acting as **Trustee of ACRE-102-Trust** hereby informs you that the proceedings under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 have already been initiated in relation to the Mortgaged Property (more particularly described in '**Schedule A**' attached herewith), the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor.

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel.: 011-66115600
Corporate Office : Unit No. 502, C Wing, One BKC, Radius Developers, Plot No. C-66, G-Block, Bandra Kurla Complex, Mumbai – 400051 Tel.: 022 68643101

The Authorised Officer of the Secured Creditor hereby serves on you this Notice of Sale regarding the Mortgaged Property being sold by way of Private Treaty on **09.06.2025**, strictly on “as is where is”, “as is what is” and “whatever there is” basis, for recovery of **Rs.43,47,05,852/- (Rupees Forty Three Crore Forty seven Lakh Five Thousand Eight Hundred and Fifty Two only)** i.e. **Rs.38,17,96,506/- (Rupees Thirty Eight Crore Seventeen Lakh Ninety six Thousand Five Hundred and Six only)** pending towards Loan Account No. **S00100X-01** [Old Loan Account No. **HLAPLUD00205195**]; and **Rs.5,29,09,346/- (Rupees Five Crore Twenty Nine Lakh Nine Thousand Three Hundred and Forty six only)** pending towards Loan Account No. **S00100X-02** [Old Loan Account No. **HLAPLUD00336596**], by way of outstanding principal, arrears (including accrued late charges) and interest till **19.05.2025** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **20.05.2025** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs. Rs.21,10,00,000/- (Rupees Twenty One Crore Ten 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
ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
TRUSTEE OF ACRE-102-TRUST**

“For any grievance you may contact Mr. Mohd Shariq Malik, Grievance Redressal Officer, Phone No. 011-66115609, Email : complaint@acreindia.in. The detailed policy on Grievance Redressal Mechanism within the organisation can be accessed at <https://www.acreindia.in/compliance>”.

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SCHEDULE A

(Description of the Immovable Property)

HOUSE/KOTHI NO. B-XIII-408 (OLD), MC. NO. B-XIX-109 (NEW), MEASURING 2048 SQ. YARDS, BEARING KHASRA NO. 1526/463, 1218/666/532/461, KHATA NO. 75/168, 76/169 (KHASRA NO. 1218/666/532/3, 1526/463, KHATA NO. 134/148, 137/151) AS PER JAMABANDI FOR THE YEAR 2008-2009, SITUATED AT VILLAGE TARAF GHELEWAL, HB NO. 166, CIVIL LINE, AMERSON ROAD, TEHSIL AND DISTRICT LUDHIANA - 141001, PUNJAB, AND WHICH IS BOUNDED AS UNDER:-

EAST : MALL ROAD

WEST : KRISHAN RAM SAROVAR

NORTH : PLOT

SOUTH : SURYA KIRAN BUILDING



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