

BY COURIER

Ref. No.: ARC- 10984/Y001XII

October 27, 2022

To,

1. **MR. YADAV SAUMITRA RAJMANI**
386, TYPE-4
CENTRAL REVENUE COLONY
RACECOURSE CIRCLE
VADODARA – 390007, GUJARAT

ALSO AT:-

MR. YADAV SAUMITRA RAJMANI
FLAT NO. 902, 9TH FLOOR
TOWER- B, BARODA SKYZ
OPPOSITE AADARSH DUPLEX GORWA
R.S. NO.306 AND 312
MOUJE – GORWA SIM, VADODARA-4 (GORWA)
VADODARA – 390016, GUJARAT

ALSO AT:-

MR. YADAV SAUMITRA RAJMANI
HOSPITALITY HEAD
M/S. NRS PROJECTS PVT. LTD.
DOVE DECK, OPPOSITE AMERICAN SCHOOL
AJWA ROAD, VADODARA – 390019
GUJARAT

2. **MRS. SUMITRABEN R YADAV**
386, TYPE-4
CENTRAL REVENUE COLONY
RACECOURSE CIRCLE
VADODARA – 390007, GUJARAT

ALSO AT:-

MRS. SUMITRABEN R YADAV
FLAT NO. 902, 9TH FLOOR
TOWER- B, BARODA SKYZ
OPPOSITE AADARSH DUPLEX GORWA
R.S. NO.306 AND 312
MOUJE – GORWA SIM, VADODARA-4 (GORWA)
VADODARA – 390016, GUJARAT

3. **MR. LALIT SAWANT KUMAR**
ALIAS SAVANT L



ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered & Corporate Office : 2nd Floor, Mohan Dev Building, 13, Tolstoy Marg, New Delhi - 110001 Tel : 91-11-43115618
Branch Office : Unit No : 502, 5th Floor, C wing, ONE BKC Building, Plot No : C – 66, G Block, Bandra Kurla Complex,
Bandra, Mumbai - 400051, Maharashtra.

(GUARANTOR)
12/C, JAYSHRI NARAYAN
NAGAR – 1, SUBHANPURA
VADODARA – 390023, GUJARAT

ALSO AT:-

MR. LALIT SAWANT KUMAR
ALIAS SAVANT L
(GUARANTOR)
FLAT NO. 902, 9TH FLOOR
TOWER- B, BARODA SKYZ
OPPOSITE AADARSH DUPLEX GORWA
R.S. NO.306 AND 312
MOUJE – GORWA SIM, VADODARA-4 (GORWA)
VADODARA – 390016, GUJARAT

**SUB.: NOTICE OF SALE UNDER RULE 8(6) READ WITH RULE 9(1) AND
PROVISO THERETO OF THE SECURITY INTEREST (ENFORCEMENT)
RULES, 2002 FOR THE PROPERTY CONSISTING OF FLAT NO. 902, 9TH
FLOOR, TOWER- B, BARODA SKYZ, OPPOSITE AADARSH DUPLEX
GORWA, R.S. NO.306 AND 312, MOUJE – GORWA SIM, VADODARA-4
(GORWA), VADODARA – 390016, GUJARAT (more particularly described
in Schedule A attached herewith).**

**Re.: Loan Account No. Y001XII [old Loan Account No. HHLBAR00295938 with
Indiabulls Housing Finance Ltd.]**

Dear Ma'am/ Sir,

The Authorised Officer of **Assets Care & Reconstruction Enterprise Ltd.** ("**Secured Creditor**") hereby informs you that the proceedings for selling the Mortgaged Property (more particularly described in **Schedule-A** 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 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** day's regarding the Mortgaged Property being sold by way of Private Treaty strictly on "**as is where is**", "**as is what is**" and "**whatever there**



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is” basis for a total recovery of **Rs. 41,56,131/- (Rupees Forty One Lakh Fifty Six Thousand One Hundred Thirty One only)** pending towards the captioned Loan Account by way of outstanding principal, arrears (including accrued late charges) and interest till **20.10.2022** along with applicable future interest in terms of the Loan Agreements and other related loan document(s) w.e.f. **21.10.2022** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs. 27,00,000 /- (Rupees Twenty Seven 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

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

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SCHEDULE-A

(Description of Immovable Property)

FLAT NO. 902, ON THE 9TH FLOOR, HAVING BUILT-UP AREA OF 853 SQUARE FEET, TOWER- B, IN THE SCHEME KNOWN AS "BARODA SKYZ", CONSTRUCTED ON THE LAND ADMEASURING AREA 9771 SQ. MTS, R.S. NO. 306 AND 312, MOUJE - GORWA SIM, VADODARA-4 (GORWA), REGISTRATION DISTRICT VADODARA SUB-DISTRICT VADODARA. FLAT NO. 902 IS BOUNDED AS FOLLOWS:

EAST : DIVYA DEEP SOCIETY

WEST : FLAT NO.903

NORTH : JIVABHAI PARK SOCIETY

SOUTH : PASSAGE AND FLAT NO. 901.

Yours truly,



AUTHORISED OFFICER

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

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