

BY COURIER / E-MAIL

Ref. No.: ARC-15564/ L001OXXI

February 25, 2023

To,

- 1. LUCKY GENERATORS PRIVATE LIMITED
7-10, MCD MINI MARKET, NEAR VIRAT CINEMA,
DAKSHINPURI,
DELHI-110062**

ALSO AT:-

**LUCKY GENERATORS PRIVATE LIMITED
UNIT NO. 0038, BLOCK B,
UNIWORLD RESORTS (PLOT), SECTOR-33,
GURUGRAM-122003,
HARYANA**

- 2. PRAVEEN KUMAR GUPTA
DIRECTOR
LUCKY GENERATORS PRIVATE LIMITED
SHOP NO. 7-10, MCD MINI MARKET,
NEAR VIRAT CINEMA, DAKSHINPURI,
DELHI-110062**

ALSO AT:-

**PRAVEEN KUMAR GUPTA
DIRECTOR
S.R FOILS & HYGIENE PRIVATE LIMITED
SHOP NO. 7-10, 2ND FLOOR, MCD MINI MARKET,
DAKSHINPURI,
DELHI-110062**

ALSO AT:-

**PRAVEEN KUMAR GUPTA
J-79, GROUND FLOOR, J BLOCK,
SAKET, MALVIYA NAGAR S.O, SOUTH DELHI,
DELHI-110017**

ALSO AT:-

**PRAVEEN KUMAR GUPTA
UNIT NO. 0038, BLOCK B,
UNIWORLD RESORTS (PLOT), SECTOR-33,
GURUGRAM-122003,
HARYANA**

- 3. S.R FOILS & HYGIENE PRIVATE LIMITED
SHOP NO. 7-10, 2ND FLOOR, MCD MINI MARKET,
DAKSHINPURI,
DELHI-110062**



ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered Office: 2nd Floor, Mohan Dev Building, 13, Tolstoy Marg, New Delhi-110001 Tel : 91-11-43115600 Fax : 91-11-43115618
Corporate Office: Unit No.: C-Wing-502, One BKC, G-Block, Plot No.: C-66, G-Block, Bandra Kurla Complex, Mumbai – 400051 Tel.: 022 68643101

ALSO AT:-

**S.R FOILS & HYGIENE PRIVATE LIMITED
UNIT NO. 0038, BLOCK B,
UNIWORLD RESORTS (PLOT), SECTOR-33,
GURUGRAM-122003,
HARYANA**

- 4. PUSHPA GUPTA
DIRECTOR
LUCKY GENERATORS PRIVATE LIMITED
SHOP NO. 7-10, MCD MINI MARKET,
NEAR VIRAT CINEMA, DAKSHINPURI,
DELHI-110062**

ALSO AT:-

**PUSHPA GUPTA
J-79, GROUND FLOOR, J BLOCK,
SAKET, MALVIYA NAGAR S.O, SOUTH DELHI,
DELHI-110017**

ALSO AT:-

**PUSHPA GUPTA
UNIT NO. 0038, BLOCK B,
UNIWORLD RESORTS (PLOT), SECTOR-33,
GURUGRAM-122003,
HARYANA**

- 5. KAMLESH MAHALWAL
DIRECTOR
S.R FOILS & HYGIENE PRIVATE LIMITED
SHOP NO. 7-10, 2ND FLOOR, MCD MINI MARKET,
DAKSHINPURI,
DELHI-110062**

ALSO AT:-

**KAMLESH MAHALWAL
C-100, STREET NO. 8,
CHATTARPUR ENCLAVE, PHASE-2,
DELHI-110074**

ALSO AT:-

**KAMLESH MAHALWAL
UNIT NO. 0038, BLOCK B,
UNIWORLD RESORTS (PLOT), SECTOR-33,
GURUGRAM-122003,
HARYANA**

EMAIL ID:- luckygenerator@gmail.com



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SUB.: NOTICE OF **SALE** UNDER RULE 8(6) **OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002** FOR THE PROPERTY BEING **APARTMENT NO. PND-054, 5TH FLOOR, TOWER-D, DLF PINNACLE, DLF CITY (EARLIER DLF QUTAB ENCLAVE COMPLEX), PHASE 5, VILLAGE WAZIRABAD, GURUGRAM- 122011, HARYANA, ALONG WITH 3 COVERED PARKING SPACES NO. PD2060, PD2061 AND PD2062 IN THE SAID BUILDING (Mortgaged Property more particularly described in Schedule 'A' attached hereto).**

RE.: LOAN ACCOUNT NO. L001OXXI (EARLIER LOAN ACCOUNT NO. HLLADMT00406267 OF INDIABULLS COMMERCIAL CREDIT LTD.)

DEAR MA'AM/ SIR,

At the very outset, it is stated that Loan Account No. **HLLADMT00406267** with Indiabulls Commercial Credit Ltd. ("**ICCL**"), originator of financial facility, 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. ("IARCL")** vide Assignment Agreement dated **31.12.2021**, bearing new Loan Account No. **L001OXXI**. The said Loan Account was further assigned by IARCL to **Assets Care & Reconstruction Enterprise Ltd. ("Secured Creditor")** acting as a **Trustee of ACRE-102-Trust** vide Assignment Agreement dated **29.06.2022**. Thereby, the Secured Creditor has duly taken over the financial facility from IARCL 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.

The Authorised Officer of the 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 **constructive 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 **30 days'** regarding the Mortgaged Property being sold by way of Private Treaty strictly on "**as is where is**", "**as is what is**" and "**whatever there is**" basis, for a total recovery of **Rs. 3,86,41,736/- (Rupees Three Crore Eighty Six Lakh Forty One Thousand Seven Hundred Thirty Six only)** pending towards the captioned Loan Account by way of outstanding principal, arrears (including accrued late charges) and interest till **23.02.2023** along with applicable future interest in terms of the Loan Agreements and other related loan document(s) w.e.f. **24.02.2023** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs. 5,00,00,000/- (Rupees Five Crore only).**



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In view of the aforesaid, the Authorised Officer of the Secured Creditor is issuing this Notice of Sale in conformity with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

YOURS TRULY,



**AUTHORISED OFFICER
ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
TRUSTEE OF ACRE-102-TRUST**

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SCHEDULE-A

(Description of Immovable Property)

APARTMENT NO. PND-054 HAVING SUPER AREA OF 380.43 SQUARE METERS (4095 SQUARE FEET) ON 5TH FLOOR, "TOWER - D" IN THE MULTISTORIED BUILDING KNOWN AS "DLF PINNACLE" ALONGWITH THREE COVERED PARKING SPACES NO. PD2060, PD2061 & PD2062 IN THE SAID BUILDING/SAID COMPLEX CONSTRUCTED UPON LAND FORMING PART OF THE GROUP HOUSING SCHEME MEASURING 7 ACRES OR THEREABOUT LOCATED IN GROUP HOUSING IN THE RESIDENTIAL COLONY KNOWN AS "DLF CITY" (EARLIER KNOWN AS DLF QUTAB ENCLAVE COMPLEX), PHASE 5 SITUATED IN VILLAGE WAZIRABAD, GURUGRAM - 122011, HARYANA. THE SAID APARTMENT IS BOUNDED AS UNDER:-

TOWARDS NORTH : PND-053

TOWARDS SOUTH : PND-052

TOWARDS EAST : LIFT LOBBY/PND-051

TOWARDS WEST : OPEN

YOURS TRULY,



**AUTHORISED OFFICER
ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
TRUSTEE OF ACRE-102-TRUST**

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