

**BY COURIER / E-MAIL**

**Ref. No.: ARC-12030/D034XII-01**

**September 07, 2022**

**To,**

- 1. DIVYANSH METAL & MINERALS  
THROUGH PARTNERS  
OFFICE NO. 534, 5<sup>TH</sup> FLOOR  
MANGETO MALL, G.E. ROAD  
RAIPUR – 492001, CHHATTISGARH**

**ALSO AT:-**

**DIVYANSH METAL & MINERALS  
THROUGH PARTNERS  
PART OF DIVERTED SURVEY NO. 226/16  
56,57,58,61,62 & 63, VRINDAVAN COLONY  
VILLAGE SADDU, P.H. NO. 109  
R.I.C. RAIPUR 1, KUSABHAU THAKRE  
WARD NO. 26, RAIPUR – 492001  
CHHATTISGARH**

- 2. MRS. PREETI SARAF  
PARTNER  
DIVYANSH METAL & MINERALS  
OFFICE NO. 534, 5<sup>TH</sup> FLOOR  
MANGETO MALL, G.E. ROAD  
RAIPUR – 492001, CHHATTISGARH**

**ALSO AT:-**

**MRS. PREETI SARAF  
2<sup>ND</sup> FLOOR, SAI KRIPA APARTMENT  
OPP. DISST. MAGISTRATE BUNGLOW  
CIVIL LINE, RAIPUR – 492001  
CHHATTISGARH**

**ALSO AT:-**

**MRS. PREETI SARAF  
PART OF DIVERTED SURVEY NO. 226/16  
56,57,58,61,62 & 63, VRINDAVAN COLONY  
VILLAGE SADDU, P.H. NO. 109  
R.I.C. RAIPUR 1, KUSABHAU THAKRE  
WARD NO. 26, RAIPUR – 492001  
CHHATTISGARH**

- 3. MR. RAGHVENDRA KUMAR SARAF  
PARTNER  
DIVYANSH METAL & MINERALS  
OFFICE NO. 534, 5<sup>TH</sup> FLOOR  
MANGETO MALL, G.E. ROAD  
RAIPUR – 492001, CHHATTISGARH**



**ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.**

Registered & Corporate Office : 2nd Floor, Mohan Dev Building, 13, Tolstoy Marg, New Delhi-110001 Tel : 91-11-43115600 Fax : 91-11-43115618  
Branch Office : Unit No. : 1504, B Wing, One BKC, Radius Developers, Plot No. : C-66, G-Block, Bandra Kurla Complex, Mumbai – 400051 Tel.: 022 68643101

**ALSO AT:-**

**MR. RAGHVENDRA KUMAR SARAF  
2<sup>ND</sup> FLOOR, SAI KRIPA APARTMENT  
OPP. DISST. MAGISTRATE BUNGLOW  
CIVIL LINE, RAIPUR – 492001  
CHHATTISGARH**

**ALSO AT:-**

**MR. RAGHVENDRA KUMAR SARAF  
HOUSE NO. 226, PITAL KARKHANA  
VILLAGE BALODA BAZAR  
P.S. & TEHSIL BALAUDABAJAR  
RAIPUR – 493332, CHHATTISGARH**

**ALSO AT:-**

**MR. RAGHVENDRA KUMAR SARAF  
PART OF DIVERTED SURVEY NO. 226/16  
56,57,58,61,62 & 63, VRINDAVAN COLONY  
VILLAGE SADDU, P.H. NO. 109  
R.I.C. RAIPUR 1, KUSABHAU THAKRE  
WARD NO. 26, RAIPUR – 492001  
CHHATTISGARH**

- 4. MR. RUPESH SARAF  
2<sup>ND</sup> FLOOR, SAI KRIPA APARTMENT  
OPP. DISST. MAGISTRATE BUNGLOW  
CIVIL LINE, RAIPUR – 492001  
CHHATTISGARH**

**ALSO AT:-**

**MR. RUPESH SARAF  
PART OF DIVERTED SURVEY NO. 226/16  
56,57,58,61,62 & 63, VRINDAVAN COLONY  
VILLAGE SADDU, P.H. NO. 109  
R.I.C. RAIPUR 1, KUSABHAU THAKRE  
WARD NO. 26, RAIPUR – 492001  
CHHATTISGARH**

**EMAIL ID: - [rupeshsaraf123@yahoo.com](mailto:rupeshsaraf123@yahoo.com)**

**SUB.: NOTICE OF SALE UNDER RULE 8(6) READ WITH RULE 9(1) AND PROVISIO THERETO OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 FOR THE PROPERTY BEING PART OF DIVERTED SURVEY NO. 226/16, 56, 57, 58, 61, 62 & 63, VRINDAVAN COLONY, VILLAGE SADDU, P.H. NO. 109, R.I.C. RAIPUR 1, KUSABHAU THAKRE, WARD NO. 26, RAIPUR – 492001, CHHATTISGARH (more particularly described in Schedule A attached herewith).**

**RE.: LOAN ACCOUNT No. D034XII-01 [OLD LOAN ACCOUNT No. HHLRPR00272596 WITH INDIABULLS HOUSING FINANCE LTD.]**



**ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.**

Registered & Corporate Office : 2nd Floor, Mohan Dev Building, 13, Tolstoy Marg, New Delhi-110001 Tel : 91-11-43115600 Fax : 91-11-43115618  
Branch Office : Unit No. : 1504, B Wing, One BKC, Radius Developers, Plot No. : C-66, G-Block, Bandra Kurla Complex, Mumbai – 400051 Tel.: 022 68643101

**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 **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 **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**", "**whatever there is**" and "**without any recourse**" basis for a total recovery of **Rs. 1,22,77,426/- (Rupees One Crore Twenty Two Lakh Seventy Seven Thousand Four Hundred Twenty Six only)** pending towards the captioned Loan Account by way of outstanding principal, arrears (including accrued late charges) and interest till **07.09.2022** along with applicable future interest in terms of the Loan Agreements and other related loan document(s) w.e.f. **08.09.2022** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs. 81,00,000/- (Rupees Eighty One 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.**

Registered & Corporate Office : 2nd Floor, Mohan Dev Building, 13, Tolstoy Marg, New Delhi-110001 Tel : 91-11-43115600 Fax : 91-11-43115618  
Branch Office : Unit No. : 1504, B Wing, One BKC, Radius Developers, Plot No. : C-66, G-Block, Bandra Kurla Complex, Mumbai – 400051 Tel.: 022 68643101

**SCHEDULE-A**

**(Description of Immovable Property)**

---

**ALL THAT PIECE AND PARCEL IN DIVERTED LAND PROPERTY BEARING PART OF DIVERTED SURVEY NO. 226/16, 56, 57, 58, 61, 62 & 63, LAND AREA ADMEASURING 12582 SQUARE FEET IN VRINDAVAN COLONY SITUATED IN VILLAGE SADDU, P.H. NO. 109, R.I.C. RAIPUR 1, TEHSIL & DISTRICT RAIPUR, WITHIN KUSABHAU THAKRE, WARD NO. 26 OF MUNICIPAL CORPORATION, RAIPUR – 492001, CHHATTISGARH. THE SAID PROPERTY IS BOUNDED AS UNDER:**

**NORTH : ROAD**

**SOUTH : OTHER'S LAND**

**EAST : PLOT NO. 20**

**WEST : ROAD**

---

**YOURS TRULY,**



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

---

**ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.**

Registered & Corporate Office : 2nd Floor, Mohan Dev Building, 13, Tolstoy Marg, New Delhi-110001 Tel : 91-11-43115600 Fax : 91-11-43115618  
Branch Office : Unit No. : 1504, B Wing, One BKC, Radius Developers, Plot No. : C-66, G-Block, Bandra Kurla Complex, Mumbai – 400051 Tel.: 022 68643101