

BY COURIER / E-MAIL

Ref. No.: ARC-12205/J012XII

September 07, 2022

To,

1. **JITENDRA SINGH BAGHEL**
10, ASHISH FARM, NAYAPURA ENCLAVE
B/H FINE AVENUE, KOLAR ROAD
BHOPAL-462042, MADHYA PRADESH

ALSO AT:

JITENDRA SINGH BAGHEL
C/O J.S. BAGHEL & CO.
B-18, KASTURBA NAGAR, NR. CHETAK BRIDGE
BHOPAL-462023, MADHYA PRADESH

ALSO AT:

JITENDRA SINGH BAGHEL
FLAT NO.-203, 2ND FLOOR, CRYSTAL-E1
IBD KINGS PARK, VILLAGE-BAWADIA KALAN
HUZUR, BHOPAL-462026, MADHYA PRADESH

2. **ANJALI JITENDRA BAGHEL**
ALIAS ANJALI BAGHEL
10, ASHISH FARM, NAYAPURA ENCLAVE
B/H FINE AVENUE, KOLAR ROAD
BHOPAL-462042, MADHYA PRADESH

ALSO AT:

ANJALI JITENDRA BAGHEL
ALIAS ANJALI BAGHEL
FLAT NO.-203, 2ND FLOOR, CRYSTAL-E1
IBD KINGS PARK, VILLAGE-BAWADIA KALAN
HUZUR, BHOPAL-462026, MADHYA PRADESH

EMAIL ID: - cajitendrabaghel@yahoo.co.in

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 CONSISTING OF **FLAT NO.-203, 2ND FLOOR, CRYSTAL-E1, IBD KINGS PARK, VILLAGE-BAWADIA KALAN, HUZUR, BHOPAL-462026, MADHYA PRADESH ALONGWITH CAR PARKING SPACE (more particularly described in Schedule A attached herewith).**

RE.: LOAN ACCOUNT No. J012XII [OLD LOAN ACCOUNT No. HHLBHP00179049 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 **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**", "**whatever there is**" and "**without any recourse**" basis for a total recovery of **Rs. 1,12,08,095/- (Rupees One Crore Twelve Lakh Eight Thousand Ninety Five 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. 32,00,000/- (Rupees Thirty Two 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)

THE PREMISES BEARING FLAT NO.-203 BUILT UP AREA MEASURING 1487 SQ. FT. (138.17 SQ. MTRS.) AND SUPER BUILT UP AREA MEASURING 2310 SQ. FT. (214.68 SQ. MTRS.) ON 2ND FLOOR IN APARTMENT NAMED AS CRYSTAL-E1 ALONGWITH CAR PARKING SPACE IN THE PROJECT KNOWN AS “IBD KINGS PARK” SITUATED IN VILLAGE-BAWADIA KALAN, HUZUR, BHOPAL-462026, MADHYA PRADESH AND IS BOUNDED AS:

BOUNDED EAST BY : CRYSTAL 204
BOUNDED WEST BY : ROAD
BOUNDED NORTH BY : ROAD
BOUNDED SOUTH BY : CRYSTAL 202.

YOURS TRULY,



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

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