

BY COURIER / E-MAIL

Ref. No.: ARC-12183/D00600X

March 09, 2022

To,

- 1. MR. DHARMESH MANEKCHAND JAIN
FLAT NO. A - 14/1203, GREEN CITY
OPPOSITE KINGSTON, NEAR STAR WORLD
BHATHA, PAL ADAJAN, SURAT - 395007
GUJARAT**

ALSO AT:-

**MR. DHARMESH MANEKCHAND JAIN
PROPRIETOR
JILL MILL JARI HOUSE
PLOT NO. 3-4, SONAL INDUSTRIAL ESTATE-2
BAMROLI ROAD, PANDESARA
NEAR CHIKUWADI, SURAT - 394221
GUJARAT**

ALSO AT:-

**MR. DHARMESH MANEKCHAND JAIN
3/C, MEGHRATH BUILDING - 3
OPPOSITE KRISHNA COMPLEX
BHATAR ROAD, SURAT - 395007
GUJARAT**

ALSO AT:-

**MR. DHARMESH MANEKCHAND JAIN
PLOT NO. 38, VIBHA VINNER ROW HOUSE
REVENUE SURVEY NO. 159/2
T.P. SCHEME NO. 4, F.P.NO. 142
MOUJE GAM UMRA
SURAT - 395007, GUJARAT**

- 2. AKANSHA DHARMESH JAIN
THROUGH NATURAL GUARDIAN
DHARMESH M. JAIN,
3/C, MEGHRATH BUILDING
OPPOSITE KRISHNA COMPLEX
BHATAR ROAD, SURAT - 395007
GUJARAT**



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 : 1504, 15th Floor, B wing, One BKC Building, Plot No : C - 66, G Block, Bandra Kurla Complex,
Bandra, Mumbai - 400051, Maharashtra.

3. SAMIKSHA DHARMESH JAIN
THROUGH NATURAL GUARDIAN
DHARMESH M. JAIN,
3/C, MEGHRATH BUILDING
OPPOSITE KRISHNA COMPLEX
BHATAR ROAD, SURAT - 395007
GUJARAT

4. RAJ DHARMESH JAIN
THROUGH NATURAL GUARDIAN
DHARMESH M. JAIN,
3/C, MEGHRATH BUILDING - 3
OPPOSITE KRISHNA COMPLEX
BHATAR ROAD, SURAT - 395007
GUJARAT

EMAIL ID: - dharmesh.jain@jillmill.in

**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 PLOT NO. 38,
VIBHA VINNER ROW HOUSE, REVENUE SURVEY NO. 159/2, T.P.
SCHEME NO. 4, F.P.NO. 142, MOUJE GAM UMRA, SURAT - 395007,
GUJARAT. (more particularly described in the Schedule Hereto.**

**Re.: Loan Account No. D006OOX [old Loan Account No. HHLSUR00353540
with Indiabulls Housing Finance Ltd.]**

Dear Ma'am/ Sir,

At the very outset, it is stated that Loan Account No. **HHLSUR00353540** with Indiabulls Housing Finance Ltd. ("**IHFL**"), originator of financial facility(ies), 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 **30.09.2019**, bearing new Loan Account No. **D006OOX**. The said Loan Account was further assigned by IARCL to **Assets Care & Reconstruction Enterprise Ltd. ("Secured Creditor")** vide Assignment Agreement dated **26.04.2021** read with Rectification Deed dated **26.08.2021**. Thereby, the Secured Creditor has duly taken over the financial facility(ies) from IARCL and is thus, vested with all powers and entitled to recover



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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(ies).

The Authorised Officer of the Secured Creditor hereby informs you that the proceedings for selling the mortgaged Property(ies) (more particularly described in **Schedule** 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(ies) 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(ies) 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. 2,76,21,628/- (Rupees Two Crore Seventy Six Lakh Twenty One Thousand Six Hundred Twenty Eight only)** pending towards the captioned Loan Account by way of outstanding principal, arrears (including accrued late charges) and interest till **08.03.2022** along with applicable future interest in terms of the Loan Agreements and other related loan document(s) w.e.f. **09.03.2022** along with legal expenses and other charges. The Minimum Sale Price for the mortgaged Property(ies) will be **Rs. 1,50,00,000/- (Rupees One Crore Fifty 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

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SCHEDULE

(Description of Immovable Property(ies))

PLOT NO. 38 ADMEASURING 127.29 SQ. MTS. AND HAVING CONSTRUCTION AREA OF 86.55.72 SQ. MTS., SCHEME DEVELOPED FOR OPEN PLOTS WHICH IS KNOWN AS “VIBHA VINNER ROW HOUSE” BEARING REVENUE SURVEY NO. 159/2,(159/2/38+39) OF T.P. SCHEME NO. 4 (UMRA-SOUTH) OF F.P. NO.142 TOTAL ADMEASURING 9179 SQ. MTS. ON NON AGRICULTURAL LAND ALONGWITH UNDIVIDED SHARE IN LAND OF THE PROPERTY SITUATED IN SUB-DISTRICT SURAT CITY (PRESENTLY TALUKA MAJURA) OF MOUJE GAM UMRA, DISTRICT SURAT, GUJARAT AND WHICH IS BOUNDED AS FOLLOWS:

NORTH : ADJOINING PLOT NO. 37

SOUTH : ADJOINING PLOT NO. 39

EAST : ADJOINING PLOT NO. 41

WEST : ADJOINING ROAD.

Yours truly,



AUTHORISED OFFICER

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

TRUSTEE OF ACRE-102-TRUST

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