

BY COURIER / E-MAIL

Ref. No.: ACRE-10869/G002OIV

March 09, 2022

To,

1. **MR. GAUTAM JAIN**  
**B - 503, SHUBHAM ELEGANT**  
**OPPOSITE BHAKTI DHAM TEMPLE**  
**PUNA KUMBHARIYA, MAGOB**  
**SURAT - 395010, GUJARAT**

ALSO AT:-

**MR. GAUTAM JAIN**  
**A - 203, CITIZEN HIGHT**  
**OPPOSITE GANGA HOTEL**  
**MAGOB, SURAT - 395010**  
**GUJARAT**

ALSO AT:-

**MR. GAUTAM JAIN**  
**PROPRIETOR**  
**M/S. SADHNA TEXTILES**  
**SHOP NO. 3063, T.T. MARKET**  
**TEXTILE TOWER, NEAR ASHOKA TOWER**  
**RING ROAD, SURAT - 395002, GUJARAT**

ALSO AT:-

**MR. GAUTAM JAIN**  
**FLAT NO. 901, 9<sup>TH</sup> FLOOR**  
**BUILDING NO. D, VARDAI HEIGHTS**  
**REVENUE SURVEY NO. 57 AND 64**  
**BLOCK NO. 62, T.P. SCHEME NO. 69**  
**(GODADARA-DINDOLI), F.P. NO. 3**  
**MOUJE GODADARA, SURAT - 395010**  
**GUJARAT**

ALSO AT:-

**MR. GAUTAM JAIN**  
**FLAT NO. 902, 9<sup>TH</sup> FLOOR**  
**BUILDING NO. D, VARDAI HEIGHTS**  
**REVENUE SURVEY NO. 57 AND 64**  
**BLOCK NO. 62, T.P. SCHEME NO. 69**  
**(GODADARA-DINDOLI), F.P. NO. 3**  
**MOUJE GODADARA, SURAT - 395010 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.

2. **MRS. BHAVANA GAUTAMKUMAR SAMAR**  
**B - 503, SHUBHAM ELEGANT**  
**OPPOSITE BHAKTI DHAM TEMPLE**  
**PUNA KUMBHARIYA, MAGOB**  
**SURAT - 395010, GUJARAT**

**ALSO AT:-**

**MRS. BHAVANA GAUTAMKUMAR SAMAR**  
**A - 203, CITIZEN HIGHT**  
**OPPOSITE GANGA HOTEL**  
**MAGOB, SURAT - 395010**  
**GUJARAT**

**ALSO AT:-**

**MRS. BHAVANA GAUTAMKUMAR SAMAR**  
**C/O. SHOP NO. 3063, T.T. MARKET**  
**TEXTILE TOWER, NEAR ASHOKA TOWER**  
**RING ROAD, SURAT - 395002, GUJARAT**

**ALSO AT:-**

**MRS. BHAVANA GAUTAMKUMAR SAMAR**  
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**GUJARAT**

**ALSO AT:-**

**MRS. BHAVANA GAUTAMKUMAR SAMAR**  
**FLAT NO. 902, 9<sup>TH</sup> FLOOR**  
**BUILDING NO. D, VARDAI HEIGHTS**  
**REVENUE SURVEY NO. 57 AND 64**  
**BLOCK NO. 62, T.P. SCHEME NO. 69**  
**(GODADARA-DINDOLI), F.P. NO. 3**  
**MOUJE GODADARA, SURAT - 395010**  
**GUJARAT**

3. **MR. NILESH SUGANLAL SAMAR**  
**ALIAS NILESH SUGANLAL JAIN**  
**B - 503, SHUBHAM ELEGANT**  
**OPPOSITE BHAKTI DHAM TEMPLE**  
**PUNA KUMBHARIYA, MAGOB**  
**SURAT - 395010, GUJARAT**



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**ALSO AT:-**

**MR. NILESH SUGANLAL SAMAR  
ALIAS NILESH SUGANLAL JAIN  
A - 203, CITIZEN HIGHT  
OPPOSITE GANGA HOTEL  
MAGOB, SURAT - 395010  
GUJARAT**

**ALSO AT:-**

**MR. NILESH SUGANLAL SAMAR  
ALIAS NILESH SUGANLAL JAIN  
PROPRIETOR  
M/S. NAKODA INTERNATIONAL  
SHOP NO. 3063, T.T. MARKET  
TEXTILE TOWER, NEAR ASHOKA TOWER  
RING ROAD, SURAT - 395002, GUJARAT**

**ALSO AT:-**

**MR. NILESH SUGANLAL SAMAR  
ALIAS NILESH SUGANLAL JAIN  
FLAT NO. 901, 9<sup>TH</sup> FLOOR  
BUILDING NO. D, VARDAI HEIGHTS  
REVENUE SURVEY NO. 57 AND 64  
BLOCK NO. 62, T.P. SCHEME NO. 69  
(GODADARA-DINDOLI), F.P. NO. 3  
MOUJE GODADARA, SURAT - 395010  
GUJARAT**

**ALSO AT:-**

**MR. NILESH SUGANLAL SAMAR  
ALIAS NILESH SUGANLAL JAIN  
FLAT NO. 902, 9<sup>TH</sup> FLOOR  
BUILDING NO. D, VARDAI HEIGHTS  
REVENUE SURVEY NO. 57 AND 64  
BLOCK NO. 62, T.P. SCHEME NO. 69  
(GODADARA-DINDOLI), F.P. NO. 3  
MOUJE GODADARA, SURAT - 395010 GUJARAT**

- 4. MRS. KAILASH SUGAN JAIN  
B - 503, SHUBHAM ELEGANT  
OPPOSITE BHAKTI DHAM TEMPLE  
PUNA KUMBHARIYA, MAGOB  
SURAT - 395010, GUJARAT**



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Bandra, Mumbai - 400051, Maharashtra.

**ALSO AT:-**

**MRS. KAILASH SUGAN JAIN  
A - 203, CITIZEN HIGHT  
OPPOSITE GANGA HOTEL  
MAGOB, SURAT - 395010  
GUJARAT**

**ALSO AT:-**

**MRS. KAILASH SUGAN JAIN  
PROPRIETOR  
M/S. PARIHAN SILK INDUSTRIES  
SHOP NO. 3063, T.T. MARKET  
TEXTILE TOWER, NEAR ASHOKA TOWER  
RING ROAD, SURAT - 395002, GUJARAT**

**ALSO AT:-**

**MRS. KAILASH SUGAN JAIN  
FLAT NO. 901, 9<sup>TH</sup> FLOOR  
BUILDING NO. D, VARDAI HEIGHTS  
REVENUE SURVEY NO. 57 AND 64  
BLOCK NO. 62, T.P. SCHEME NO. 69  
(GODADARA-DINDOLI), F.P. NO. 3  
MOUJE GODADARA, SURAT - 395010  
GUJARAT**

**ALSO AT:-**

**MRS. KAILASH SUGAN JAIN  
FLAT NO. 902, 9<sup>TH</sup> FLOOR  
BUILDING NO. D, VARDAI HEIGHTS  
REVENUE SURVEY NO. 57 AND 64  
BLOCK NO. 62, T.P. SCHEME NO. 69  
(GODADARA-DINDOLI), F.P. NO. 3  
MOUJE GODADARA, SURAT - 395010  
GUJARAT**

**EMAIL ID: - [gautam4u86@gmail.com](mailto:gautam4u86@gmail.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 CONSISTING OF PROPERTY NO. 1) FLAT NO. 901, 9<sup>TH</sup> FLOOR,  
BUILDING NO. D, VARDAI HEIGHTS, REVENUE SURVEY NO. 57 AND 64, BLOCK  
NO. 62, T.P. SCHEME NO. 69, (GODADARA-DINDOLI), F.P. NO. 3, MOUJE  
GODADARA, SURAT - 395010, GUJARAT; AND PROPERTY NO. 2) FLAT NO. 902,  
9<sup>TH</sup> FLOOR, BUILDING NO. D, VARDAI HEIGHTS, REVENUE SURVEY NO. 57  
AND 64, BLOCK NO. 62, T.P. SCHEME NO. 69 (GODADARA-DINDOLI), F.P. NO.**



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**3, MOUJE GODADARA, SURAT - 395010, GUJARAT. (more particularly described in the Schedule Hereto.)**

**Re.: Loan Account No. G002OIV [old Loan Account No. HHLSUR00288563 with Indiabulls Housing Finance Ltd.]**

**Dear Ma'am/ Sir,**

At the very outset, it is stated that Loan Account No. **HHLSUR00288563** 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 **31.12.2018**, bearing new Loan Account No. **G002OIV**. The said Loan Account was further assigned by IARCL to **Assets Care & Reconstruction Enterprise Ltd. ("Secured Creditor")** vide Assignment Agreement dated **26.04.2021**. 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 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. 60,24,369/- (Rupees Sixty Lakh Twenty Four Thousand Three Hundred Sixty Nine 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.



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The Minimum Sale Price for the mortgaged Property(ies) is as indicated below against each Property:-

<b>S.NO.</b>	<b>PROPERTY DESCRIPTION</b>	<b>MINIMUM SALE PRICE</b>	<b>AMOUNT IN WORDS</b>
<b>1.</b>	<b>FLAT NO. 901</b>	<b>Rs. 16,00,000/-</b>	<b>Rupees Sixteen Lakh only.</b>
<b>2.</b>	<b>FLAT NO. 902</b>	<b>Rs. 16,00,000/-</b>	<b>Rupees Sixteen Lakh only.</b>

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**

**(Description of Immovable Property(ies))**

**PROPERTY NO. 1**

FLAT NO. 901, 9<sup>TH</sup> FLOOR, BUILDING NO. D, ADMEASURING BUILT-UP AREA 668.10 SQUARE FEET i.e. 62.07 SQUARE METERS AND SUPER BUILT-UP AREA OF 1066 SQUARE FEET SITUATED ON BUILDING BUILT ON NON-AGRICULTURAL LAND KNOWN AS "VARDAI HEIGHTS", LAND BEARING REVENUE SURVEY NO. 57 AND 64, BLOCK NO. 62 OF T.P. SCHEME NO. 69 (GODADARA-DINDOLI) REGISTERED VIDE F.P. NO.3 ADMEASURING 7,000 SQUARE METERS FOR RESIDENTIAL AND COMMERCIAL PURPOSE, IN DISTRICT SURAT, SUB DISTRICT SURAT CITY, MOUJE GODADARA, SURAT - 395010, GUJARAT ALONGWITH UNDIVIDED PROPORTIONATE SHARE OF LAND OF 21.89 SQUARE METERS.

**PROPERTY NO. 2**

FLAT NO. 902, 9<sup>TH</sup> FLOOR, BUILDING NO. D, ADMEASURING BUILT-UP AREA 661.96 SQUARE FEET i.e. 61.50 SQUARE METERS AND SUPER BUILT-UP AREA OF 1074 SQUARE FEET SITUATED ON BUILDING BUILT ON NON-AGRICULTURAL LAND KNOWN AS "VARDAI HEIGHTS", LAND BEARING REVENUE SURVEY NO. 57 AND 64, BLOCK NO. 62 OF T.P. SCHEME NO. 69 (GODADARA-DINDOLI) REGISTERED VIDE F.P. NO.3 ADMEASURING 7,000 SQUARE METERS FOR RESIDENTIAL AND COMMERCIAL PURPOSE, IN DISTRICT SURAT, SUB DISTRICT SURAT CITY, MOUJE GODADARA, SURAT - 395010, GUJARAT ALONGWITH UNDIVIDED PROPORTIONATE SHARE OF LAND OF 21.69 SQUARE METERS.

Yours truly,



**AUTHORISED OFFICER**

**ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.**

**TRUSTEE OF ACRE-102-TRUST**

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