

**BY COURIER / E-MAIL**

Ref. No.: ARC-11913/M0270XVIII

January 19, 2023

To,

1. **MR. MUKESHKUMAR LABHUBHAI KAJAVADARA**  
PLOT NO. 433 AND 434  
SHREE HARI DARSHAN SOCIETY  
R.S. NO.116,117,118, 119 AND 120  
T. P. SCHEME NO. 26, FINAL PLOT NO. 81  
VILLAGE SINGANPORE, NEAR SARJAN RESIDENCY  
NEAR HARI DARSHAN NO KHADO  
SINGANPORE COZWAY ROAD  
SURAT – 395004, GUJARAT

**ALSO AT:-**

**MR. MUKESHKUMAR LABHUBHAI KAJAVADARA**  
PROPRIETOR  
RAMDEV FASHION  
PANDOL IND CO-OP SOC LTD  
SY. NO. 9-10, BLOCK – 238, GROUND FLOOR  
NANI BAHUCHARAJI FATAKDA WADI, VED ROAD  
SURAT – 395004, GUJARAT

2. **MR. ASHVINBHAI L. KAJAVADARA**  
PLOT NO. 433 AND 434  
SHREE HARI DARSHAN SOCIETY  
R.S. NO.116,117,118, 119 AND 120  
T. P. SCHEME NO. 26, FINAL PLOT NO. 81  
VILLAGE SINGANPORE, NEAR SARJAN RESIDENCY  
NEAR HARI DARSHAN NO KHADO  
SINGANPORE COZWAY ROAD  
SURAT – 395004, GUJARAT
3. **MRS. CHAYABEN ASHWINBHAI KAJAVADARA**  
PLOT NO. 433 AND 434  
SHREE HARI DARSHAN SOCIETY  
R.S. NO.116,117,118, 119 AND 120  
T. P. SCHEME NO. 26, FINAL PLOT NO. 81  
VILLAGE SINGANPORE, NEAR SARJAN RESIDENCY  
NEAR HARI DARSHAN NO KHADO  
SINGANPORE COZWAY ROAD  
SURAT – 395004, GUJARAT

EMAIL ID: - [mukesh.kumar@yahoo.com](mailto:mukesh.kumar@yahoo.com)**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. : 502, C Wing, One BKC, Radius Developers, Plot No. : C-66, G-Block, Bandra Kurla Complex, Mumbai – 400051 Tel. : 022 68643101

**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 PLOT NO. 433 AND 434, SHREE HARI DARSHAN SOCIETY, R.S. NO. 116, 117, 118, 119 AND 120, T. P. SCHEME NO. 26, FINAL PLOT NO. 81, VILLAGE SINGANPORE, NEAR SARJAN RESIDENCY, NEAR HARI DARSHAN NO KHADO, SINGANPORE COZWAY ROAD, SURAT – 395004, GUJARAT (Mortgaged Property more particularly described in Schedule ‘A’ attached hereto).**

**Re.: Loan Account No. M027OXVIII [old Loan Account No. HLAPSUR00337733 with Indiabulls Housing Finance Ltd.]**

**Dear Ma’am/ Sir,**

The Authorised Officer of **Assets Care & Reconstruction Enterprise Ltd.** (“**Secured Creditor**”) acting as a **Trustee of ACRE-102-Trust** 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’** 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. 73,23,456/- (Rupees Seventy Three Lakh Twenty Three Thousand Four Hundred Fifty Six only)** pending towards the captioned Loan Account by way of outstanding principal, arrears (including accrued late charges) and interest till **19.01.2023** along with applicable future interest in terms of the Loan Agreements and other related loan document(s) w.e.f. **20.01.2023** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs. 51,00,000/- (Rupees Fifty One Lakh 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) read with Rule 9(1) and Proviso Thereto of the Security Interest (Enforcement) Rules, 2002.

**Yours truly,**

*Sunderam  
Shan*



**AUTHORISED OFFICER**

**ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.**

**TRUSTEE OF ACRE-102-TRUST**

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**SCHEDULE-A**

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

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**ALL THAT PIECE AND PARCEL OF THE IMMOVABLE PROPERTY OF PLOT NO. 433 AND 434 EACH ADMEASURING ABOUT 32.33 SQ. MTS. TOTAL ADMEASURING ABOUT 64.66 SQ. MTS. OF "HARI DARSHAN SOCIETY" SITUATED AT LAND BEARING R.S. NO.116,117,118, 119 AND 120, T. P. SCHEME NO. 26, FINAL PLOT NO. 81 HAVING UNDIVIDED PROPORTIONATE SHARE OF ROAD ADMEASURING 11.34 SQ. MTS. SITUATED IN VILLAGE SINGANPORE, SUB- DISTRICT CITY SURAT, DISTRICT SURAT AND WHICH IS BOUNDED AS FOLLOWS-**

**EAST : ADJOINING PLOT NO. 435**

**WEST : ADJOINING PLOT NO.432**

**NORTH : ADJOINING PLOT NO.508 AND 507**

**SOUTH : ADJOINING SOCIETY ROAD**

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**Yours truly,**

*Sundaram Shani*



**AUTHORISED OFFICER**

**ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.**

**TRUSTEE OF ACRE-102-TRUST**

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