

THROUGH COURIER/E-MAIL

Ref. No.: ARC- 12429/B013XII

January 22, 2026

To,

1. **BHAVESH KUMAR JHA**
H.NO.- WZ-120, 2ND FLOOR
DUSGHARA, TODAPUR
CENTRAL DELHI
NEW DELHI-110012

ALSO AT:

BHAVESH KUMAR JHA
ASSOCIATE
IVANGEL SALES & SERVICE PVT. LTD.
(KOTAK BANK)
PLOT NO. 07, 3RD FLOOR
NEAR HCL, SECTOR-125
NOIDA- 201301, UTTAR PRADESH

2. **RAJ KUMAR JHA**
H.NO.- WZ-120, 2ND FLOOR
DUSGHARA, TODAPUR
CENTRAL DELHI
NEW DELHI-110012

ALSO AT:

RAJ KUMAR JHA
SECURITY GUARD
RAVE SCANS PVT. LTD.
PLOT NO. A-27
NARAINA INDUSTRIAL AREA, PHASE- 2
NEW DELHI- 110028

ALSO AT:

RAJ KUMAR JHA
H.NO.- WZ-128
WEST SIDE OF MCD PARK
DASGHARA VILLAGE
I.A.R.I.S.O. CENTRAL DELHI
NEW DELHI-110012

3. **MANORAMA JHA**
H.NO. - WZ-120, 2ND FLOOR
DASGHARA, TODAPUR
CENTRAL DELHI
NEW DELHI-110012

ALSO AT:

MANORAMA JHA
H.NO.- WZ-128
WEST SIDE OF MCD PARK



ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel.: 011-66115600

Corporate Office : Unit No. 502, C Wing, One BKC, Radius Developers, Plot No. C-66, G-Block, Bandra Kurla Complex, Mumbai – 400051 Tel.: 022 68643101

DASGHARA VILLAGE
I.A.R.I.S.O. CENTRAL DELHI
NEW DELHI-110012

EMAIL ID: Bhaveshk9582@gmail.com

**SUB.: SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) AND PROVISIO
THERETO OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 IN
RELATION TO THE PROPERTY BEARING FLAT NO. SF-2, 2ND FLOOR, FRONT
LEFT HAND SIDE, PLOT NO. E-76, SLF VED VIHAR, LONI, GHAZIABAD-
201010, UTTAR PRADESH, WITH ROOF RIGHTS (*"Mortgaged Property more
particularly described in Schedule 'A' attached herewith"*).**

**Re.: Loan Account No. B013XII [old Loan Account No. HHLNOD00338141 with
Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.)]**

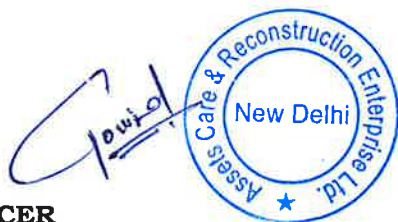
Dear Ma'am/ Sir,

The Authorised Officer of **Assets Care & Reconstruction Enterprise Ltd.** (**"Secured Creditor"**) acting as **Trustee of ACRE-180-Trust** hereby informs you that the proceedings under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 have already been initiated in relation to the Mortgaged Property (more particularly described in '**Schedule A**' attached herewith), the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor.

The Authorised Officer of the Secured Creditor hereby serves on you this Notice of Sale regarding the Mortgaged Property being sold by way of Private Treaty on **10.02.2026** from **12:30 p.m. to 5:30 p.m.** at our branch office at **4th Floor, 401-407, NN Mall, Near M2K, Sector- 3, Rohini, Delhi- 110085** strictly on "**as is where is**", "**as is what is**" and "**whatever there is**" basis, for recovery of **Rs.24,33,407/- (Rupees Twenty Four Lakh Thirty Three Thousand Four Hundred Seven only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **03.01.2026** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **04.01.2026** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.11,75,000/- (Rupees Eleven Lakh Seventy Five Thousand 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-180-TRUST**

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel.: 011-66115600
Corporate Office : Unit No. 502, C Wing, One BKC, Radius Developers, Plot No. C-66, G-Block, Bandra Kurla Complex, Mumbai – 400051 Tel.: 022 68643101

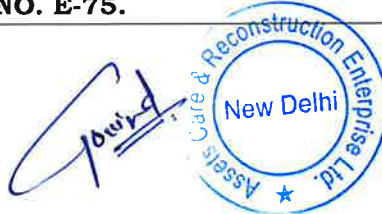
SCHEDULE A
(Description of the Immovable Property)

FLAT NO. SF-2 (M.I.G.), HAVING TOTAL COVERED AREA OF 51.09 SQ. MTRS. EQUIVALENT TO 550 SQ. FEET ON 2ND FLOOR, FRONT LEFT HAND SIDE, SITUATED ON PLOT NO. E-76, KHASRA NO. 1294, SLF VED VIHAR, LONI, GHAZIABAD- 201010, UTTAR PRADESH, ALONG WITH ROOF RIGHTS.

THE BOUNDARIES ARE AS UNDER:

EAST	:	9 MTR. WIDE ROAD
WEST	:	FLAT NO. SF-3 (LIG)
NORTH	:	COMMON PASSAGE & FLAT NO. SF-1 (LIG)
SOUTH	:	PLOT NO. E-75.

Yours truly,



AUTHORISED OFFICER
ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
TRUSTEE OF ACRE-180-TRUST

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