



ASSET RECONSTRUCTION

Ref No: Trust XIV/2026-27/Neelam Agency/Auction

Date: 18 September 2026

By Speed Post AD/Registered Post AD

Without Prejudice

To,

M/s Neelam Agency (Borrower) Through Proprietor: Mr. Hemant Kumar Kalwani 701, Baraf Khana Road, Adarsh Nagar, Jaipur 302012, Rajasthan
Mr. Hemant Kumar Kalwani (Co-Borrower/Mortgagor) S/o Vasudev Kalwani 701, Sindhi Colony, Jawahar Nagar Road, Jaipur 302004, Rajasthan
Also, at: House no. 83, Sector 116, Agarwal Farm, Mansarovar, Jaipur 302020
Mrs. Kumakum Kalwani (Co-Borrower) W/o Hemant Kumar Kalwani 701, Sindhi Colony, Jawahar Nagar Road, Jaipur 302004, Rajasthan
Also, at: House no. 83, Sector 116, Agarwal Farm, Mansarovar, Jaipur 302020

SUB: INTIMATION FOR SALE OF SECURED ASSET BY WAY OF E-AUCTION BEING IMMOVABLE PROPERTIES UNDER RULE 8 and 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Sir/Madam,

We hereby intend to inform you that Authorised officer of Indiabulls Asset Reconstruction Co. Ltd. had issued demand notice dated 24-01-2025 u/s 13(2) of the SARFAESI Act, 2002, calling upon the Borrower / Co-Borrowers / Mortgagor- M/s Neelam Agency (Borrower)/ Mr. Hemant Kumar Kalwani (Co-Borrower/Mortgagor)/ Mrs. Kumkum Kalwani (Co-Borrower) to repay the amount mentioned in the notice being ₹ 3,69,13,809.63/- (Rupees Three Crore Sixty-Nine Lakhs Thirteen Thousand Eight Hundred Nine and Sixty-Three Paise Only) as on 31-12-2024 within 60 days from the date of notice /date of receipt of the said notice together with further interest at contractual rates from 01-01-2025 and incidental expenses, costs, charges etc. till date of payment and / or actual realization.



Indiabulls Asset Reconstruction Company Limited

(CIN. U67110MH2006PLC305312)

Reg. Off.: One International Center, Tower -1, 4th Floor, Senapati Bapat Marg,
Elphinstone Road, Mumbai - 400 013 T. +91 22 6189 1877 F. +91 22 6189 9001

Corp. Off.: Plot No. 108, 5th Floor, IT Park, Udyog Vihar, Phase - I, Gurgaon - 122 016, Haryana T. +91 124 6685 800

Hundred Nine and Sixty-Three Paise Only) as on 31-12-2024 within 60 days from the date of notice /date of receipt of the said notice together with further interest at contractual rates from 01-01-2025 and incidental expenses, costs, charges etc. till date of payment and / or actual realization.

The Borrower /Co-Borrowers /Mortgagor having failed to make the requisite payment as mentioned therein, basis this the Authorized Officer took possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules. While sufficient time and opportunity have already been given for the repayment of outstanding dues pertaining to the firm, till date no bonafide interest towards repayment of your liability is received.

In order to recover total outstanding dues of ₹ 3,69,13,809.63/- (Rupees Three Crore Sixty-Nine Lakhs Thirteen Thousand Eight Hundred Nine and Sixty-Three Paise Only) as on 31-12-2024 together with further interest from 01-01-2025 plus costs, charges and expenses thereon, after having taken Possession of the premises as mentioned in the below mentioned table, we do hereby inform you that we shall sell the said premises in Public Auction scheduled on 27.10.2026, which covers the minimum 30 days period from the date of the issuance of this letter/notice as this will be the first sale of the mortgage property.

This notice is being given to you in compliance of Rule 8 sub-rule 6 of Security Interest (Enforcement) Rules, 2002 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Details of Auction:

ACCOUNT DETAILS: BORROWER NAME:	<u>RRA01249N</u> M/s Neelam Agency (Borrower)/ Mr. Hemant Kumar Kalwani (Co-Borrower/Mortgagor)/ Mrs. Kumkum Kalwani (Co-Borrower)
DESCRIPTION OF SECURED PROPERTIES:	Residential Quarter No. 701, Sindhi Colony, Raja Park, Adarsh Nagar, Jaipur 302004, Rajasthan owned by Mr. Hemant Kumar Kalwani having area 222.95 square metre, out of this residential area is 198.70 square metre and commercial shops area is 24.25 square metre.
SECURED DEBT:	₹ 3,69,13,809.63/- (Rupees Three Crore Sixty-Nine Lakhs Thirteen Thousand Eight Hundred Nine and Sixty-Three Paise Only) as on 31-12-2024
RESERVE PRICE (RP):	Rs. 3,53,55,000/- (Rupees Three Crore Fifty-Three Lakhs Fifty-Five Thousand Only)
INSPECTION DATE: INSPECTION TIME:	07.10.2026 12:30 PM to 2:30 PM
TIME: DATE: PLACE: For E- AUCTION	11:00 AM to 1:00 PM 27.10.2026 https://www.bankeauctions.com
LAST DATE AND TIME FOR BID SUBMISSION:	On or before 5:00 pm on 26.10.2026



EMD:	Rs. 35,35,500/- (Rupees Thirty-Five Lakhs Thirty-Five Thousand Five Hundred Only)
Incremental Bid:	₹ 1,00,000/- (Rupees One Lacs Only)
CONTACT:	Mr. Amit Tripathi at Mobile No. +91-9717375920, +91-9619678444 ✉ amit.t36@indiabulls.com

Litigations:

Securitisation Applications (SAs) No. 819/2025 and 815/2025 pending for adjudication before the DRT, Jaipur.

Encumbrances: Not known to the secured creditor.

The property(ies) shall be sold on "AS IS WHERE IS, AS IS WHAT IS BASIS, WHATEVER THERE IS AND NO RECOURSE BASIS".

We hereby give you an opportunity to come forward with a better offer to settle the due amount amicably, failing which we shall sell the above properties under SARFAESI Act, 2002.

The said intimation of notice of 30 days is made here as per the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

For detailed terms and conditions refer to Indiabulls Asset Reconstruction Company Limited's website www.indiabullssarc.com and www.bankeauctions.com.

Yours faithfully,



Authorised Officer

Indiabulls ARC Limited

(Acting in capacity as a trustee of Indiabulls ARC – XIV Trust)