

**ASSETS CARE & RECONSTRUCTION
ENTERPRISE LIMITED (ACRE)**



CORPORATE OFFICE:

Unit No. 502, C Wing, ONE BKC, G – Block, Bandra Kurla Complex, Mumbai – 400051.

REGISTERED OFFICE:

2nd Floor, Mohan Dev Building, 13, Tolstoy Marg, New Delhi - 110001

APPENDIX – IVA

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction sale notice for sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) ("herein referred to as Nido") (Nido – Assignor) has assigned entire outstanding loans/financial assets along with all its rights, titles, interest, underlying securities pertaining to Vipul Sadanand Kutty and Sadanand Krishnan Kutty under the relevant Financing Documents under section 5 of the SARFAESI Act, 2002 to Assets Care & Reconstruction Enterprise Limited (ACRE - Assignee) a company incorporated under the Companies Act, 2013 and registered as an asset reconstruction company with Reserve Bank of India pursuant to section 3 of the SARFAESI Act, 2002; having its registered office at 2nd Floor, Mohan Dev Building, 13 Tolstoy Marg, New Delhi-110001 and corporate office at Unit No. 502, C Wing, One BKC, G Block, Bandra Kurla Complex, Mumbai- 400051, acting in its capacity as trustee of ACRE-80-Trust ("ACRE") under an Assignment Agreement dated 19.07.2023.

Pursuant to the said assignment by Nido to ACRE, all the rights, title, interest and benefits of Nido under the Financing Documents now stand transferred to and vested in ACRE.

Notice is hereby given to public in general and in particular to borrowers and guarantors that below described immovable property mortgaged charged to the Secured creditor, the physical possession of which has been taken by the Authorised Officer of (Nido - Assignor), Secured creditor, will be sold on "AS IS WHERE IS" "AS IS WHAT IS" & Whatever there is" basic on **27.09.2023** for the recovery of **Rs.21,66,324.54/-** with respect to Loan Account Bearing Loan Account Number **LMUMSTH0000089568** due as on 13.07.2022 + further Interest thereon due to the Secured Creditor from **Vipul Sadanand Kutty and Sadanand Krishnan Kutty** to (ACRE - Assignee).



RESERVE PRICE AND EMD	TIME OF THE AUCTION	DATE & TIME OF THE INSPECTION
Rs.17,09,250/- (Rupees Seventeen Lakhs Nine Thousand Two Hundred Fifty Only) <u>10% Earnest Money Deposit</u> Rs. 1,70,925/- (One Lakhs Seventy Thousand Nine Hundred Twenty Five Only) to be deposited by 10.30 AM on 27.09.2023	02.00 PM to 04.00 PM (With 5 Minutes Unlimited Auto Extensions)	On 14.09.2023
<u>DESCRIPTION OF THE SECURED ASSET:</u> All that piece and parcel of Flat No.604, on 6th Floor, "B" Wing in the building known as "SHRUTIKA COMPLEX" having area about 453 Sq.ft Carpet Area =to 42.10 Sq.Metrs at Survey No.7, Hissa No.1, Admeasuring area OH-60R-0P out of saleable area OH-42R-5P Asst 0.36, Village- Kharval, Tal. Ambernath, Dist- Thane, within the limits of Kulgaon- Badlapur Municipal Council, Kulgaon and Bounded as under: On or Toward the East: Survey No.3, On or Towards the West : Survey No.7, On or Towards the South: Juveli Border On or Towards the North: Survey No.7		

Encumbrances: Not known to the Secured creditor

For detailed terms and condition of the sale, please visit the website <https://sarfaesi.auctiontiger.net> or Please contact Mr. Maulik Shrimali Ph. +91 9173528727, Help Line e-mail ID: Support@auctiontiger.net.

DATE: 05.09.2023

PLACE: MUMBAI

Kalpaks

AUTHORIZED OFFICER
ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD (ACRE)
ACRE 80 TRUST



DETAILS OF AUTHORISED OFFICER:

Name: Kalpak Sawangikar

Designation: Senior Manager

Contact: +91-7558209091

Email: kalpak.sawangikar@acreindia.in

For any grievance you may contact Mr. Mohd Shariq Malik, Company Secretary, Phone No. 011-43115609, Email: complaint@acreindia.in. The detailed policy on Grievance Redressal Mechanism within the organisation can be accessed at <https://www.acreindia.in/compliance>