

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- IV-A SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY UNDER THE SARFAESI ACT, 2002

E-auction Sale Notice for sale of immovable assets under the Securitisation 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.

L&T Finance Limited (LTFS – Assignor) has assigned entire outstanding loans/financial assets along with all its rights, titles, interest, underlying securities pertaining to Loan account of Abdul Wakeel Ansari and guarantees thereof under the relevant Financing Documents vide Deed of Assignment dated 29.06.2021 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-135-Trust (ACRE) under an Assignment Agreement dated 04.05.2023.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors/Mortgagors that the below described immovable properties mortgaged/charged to the secured Creditor, the constructive Possession of which has been taken by the Authorized Officer of **Asset Care and Reconstruction Enterprise Ltd (ACRE)** on **16-06-2023**, the secured creditor, will be sold on “as is where is”, “as is what is”, “whatever there is” and “No recourse Basis”; on **12.09.2023** for recovery of total amount of **Rs.3,62,39,961.65/-** as on **18-07-2023** and further interest and other costs thereon due to the Secured Creditor from **Mr. Abdul wakeel Ansari & Mrs. Tanveer Ara** bearing Loan Account No.**MUMHL16002204**.

DESCRIPTION OF SECURED PROPERTY:

COMMERCIAL OFFICE UNIT NO. 907 ON THE 9TH FLOOR, ADMEASURING 394.35 SQAURE FEET CARPET AREA i.e. 36.65 SQUARE METERS CARPET AREA IN THE BUILDING PARINEE - I, BEARING CT'S NO. 844/8 AND PLOT PORTION BEARING CT'S NO. 844/54(PART) SITUATE AT PLOT NO. 7A, SHAH INDUSTRIAL ESTATE, OFF. VEERA DESAI MARG ANDHER WES NEAR YASHRAJ FILM STUDIO, ANDHERI WEST, MUMBAI-400053. (East: Plot No.844/10, West: 844/7, North: 844/1, South: 844/9)



SECURED DEBT:	Rs.3,62,39,961.65/- (Rupees Three Crore Sixty Two Lac Thirty Nine Thousand Nine Hundred Sixty One and Sixty Five Paise) as on 18-07-2023
INSPECTION DATE:	05.09.2023 - (With prior consultation of Authorised Officer)
RESERVE PRICE:	Rs.2,34,96,720/- (Rupees Two Crore Thirty-Four Lac Ninety Six Thousand Seven Hundred Twenty Only)
LAST DATE FOR SUBMISSION OF BID	11.09.2023 before 10.00 A.M.
TIME / DATE / PLACE For Auction	11.00 AM to 01.00 PM 12.09.2023 The E-auction Sale is being conducted online by the Authorised Officer through the website https://sarfaesi.E-auctiontiger.net under the provisions of SARFAESI Act with the aid and through public e-E-auction mode.
EMD:	10% of Reserve Price i.e. Rs.23,49,672/- (Rupees Twenty Three Lac Forty Nine Thousand Six Hundred Seventy Two Only)

Encumbrances: Not known to the Secured creditor

For detailed terms and condition of the sale, please visit the website <https://www.acreindia.in/?prophazecheck=1>
<https://sarfaesi.auctiontiger.net> or Please OR [Please](#) contact Mr. Maulik Shrimali Ph. +91 9173528727, Help Line e-mail ID: Support@auctiontiger.net.

DATE: 04.08.2023
PLACE: MUMBAI

Kalpaks



AUTHORIZED OFFICER
ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD (ACRE)
ACRE 109 TRUST

DETAILS OF AUTHORISED OFFICER:

Name: Kalpak Sawangikar
Designation: Senior Manager
Contact Person:
Email: kalpak.sawangikar@acreindia.in