

## APPENDIX IV A

[See proviso to Rule 8(6)]

### Sale Notice for sale of immovable property

E-Auction Sale Notice for sale of immovable asset(s) 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.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable Property mortgaged/ charged to **Assets Care & Reconstruction Enterprise Ltd.**

[CIN: **U65993DL2002PLC115769**] ("Secured Creditor"), the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is", "whatever there is" and "without any recourse" basis on **27.10.2022** from **02.00 P.M. to 04.00 P.M.** (with unlimited automated extensions of 5 minutes each in terms of the Tender Document), for recovery of **Rs. 28,82,461/- (Rupees Twenty Eight Lakh Eighty Two Thousand Four Hundred Sixty One only)** pending towards Loan Account No. **K014XII** [Old Loan Account No. **HHLPU00384799**], by way of outstanding principal, arrears (including accrued late charges) and interest till **09.09.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **10.09.2022** along with legal expenses and other charges due to the Secured Creditor from **Kishor Uttam Bagale @ Kishor U Bagale and Nalini Kishor Bagale**.

The old Loan Account along with its underlying security(ies), including the Immovable Property, had been assigned by **Indiabulls Housing Finance Limited ("IHFL")** to **Indiabulls Asset Reconstruction Co. Ltd. ("IARCL")** vide Assignment Agreement dated **31.12.2019**. The said Loan Account was further assigned by IARCL to the Secured Creditor, acting as a **Trustee of ACRE-102-Trust** vide Assignment Agreement dated **26.04.2021** read with Rectification Deed dated **26.08.2021**.

The Reserve Price of the Immovable Property will be **Rs. 22,80,000/- (Rupees Twenty Two Lakh Eighty Thousand only)** and the Earnest Money Deposit ("EMD") will be **Rs. 2,28,000/- (Rupees Two Lakh Twenty Eight Thousand only)** i.e. equivalent to 10% of the Reserve Price. The EMD shall be paid by DD/ RTGS/ NEFT or through any other proper banking channels to the credit and in favour of **ACRE-102-TRUST, Account No. 0901102000038988 with IDBI Bank Limited (IFSC: IBKL0000901)**, having its branch at **IFCI TOWER, 61, NEHRU PLACE P.B. NO. 4499 NEW DELHI - 110 019**, before submitting the tender in order to participate in the online public auction. The successful bidder shall pay 25% amount of the sale price (less 10% of the Reserve Price paid before submitting the tender) immediately i.e. either on the same day or not later than the next working day and the remaining balance of the Sale Price shall be paid within 15 days from the date of confirmation of sale.

#### DESCRIPTION OF THE IMMOVABLE PROPERTY

**Flat/ Unit bearing No. I-107 situated on the 1st Floor having Area of 32.68 Sq.Mtr. (Carpet) along with the Area including the allocated right to use of all common restricted areas in the "I" Building in the Project known as "Mantra Moments" together with the enclosed Balcony having Area of 4.19 Sq.Mtr. and Terraces having Area of 2.64 Sq.Mtr. constructed on Land bearing GAT No.167 (Old GAT No. 1287/1) and 168 (Old GAT No. 1287/2) situated in Village Borhadewadi, Dehu-Alandi Road, Tal Haveli, District Pune- 412105, Maharashtra.**

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. [www.acreindia.in](http://www.acreindia.in) and [www.auctionfocus.in](http://www.auctionfocus.in)

Date : **12.09.2022**

Place : **PUNE**

Sd/

Authorized Officer

**Assets care & reconstruction enterprise ltd.**

**Trustee of acre-102-trust**