

“APPENDIX- IV-A

[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

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(ies) mortgaged/ charged to **Assets Care & Reconstruction Enterprise Ltd. [CIN: U65993DL2002PLC115769]** (“Secured Creditor”), the constructive 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 **14.02.2022** 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. 93,20,096/- (Rupees Ninety Three Lakh Twenty Thousand Ninety Six only)** pending towards **Loan Account No. A0020OX** [earlier being **Loan Account No. HHLKLM00242891** (“old Loan Account”)], by way of outstanding principal, arrears (including accrued late charges) and interest till **19.01.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **20.01.2022** along with legal expenses and other charges due to the Secured Creditor from **MR. ABHISHEK VAIDYA and MRS. JHARNA VAIDYA.**

The old Loan Account along with its underlying security(ies), including the immovable property(ies), had been assigned to and in favour of the Secured Creditor, acting in its capacity as 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(ies) will be **Rs. 83,00,000/- (Rupees Eighty Three Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 8,30,000/- (Rupees Eight Lakh Thirty 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(IES)

THE RESIDENTIAL PREMISES BEARING FLAT/UNIT NO. –H HAVING SUPER BUILT UP AREA OF 1753 SQ. FT. ON 11TH FLOOR, ACTIVE ACRES, BUILDING/TOWER NO.-2, 54/10, DEBENDRA CHANDRA DEY ROAD, WARD NO. 58, MUNICIPAL PREMISES NO. 54/10, P S TANGRA, KOLKATA-700015, WEST BENGAL ALONGWITH SERVANT QUARTER NO. SQ-H AND ONE OPEN CAR PARKING SPACE TOGETHER WITH UNDEVIDED PROPORTIONATE IMPARTIBLE SHARE IN THE LAND WHICH WILL BE ALLOCABLE TO THAT BUILDING/TOWER OUT OF THE TOTAL AREA OF THE LAND COMPRISING IN THE ENTIRE RESIDENTIAL AREA.

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 and www.auctionfocus.in

Sd/-

Authorized officer

**Date : 21.01.2022
Place : KOLKATA**

**ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
TRUSTEE OF ACRE-102-TRUST**