

“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) and Rule 9(1) 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 **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 **28.02.2022** 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. 14,83,39,150/- (Rupees Fourteen Crore Eighty Three Lakh Thirty Nine Thousand One Hundred Fifty only)** i.e. **Rs. 10,08,56,290/- (Rupees Ten Crore Eight Lakh Fifty Six Thousand Two Hundred Ninety only)** pending towards **Loan Account No. M009OOX-1** [earlier Loan Account being **HHEKLM00313395**] and **Rs. 4,74,82,860/- (Rupees Four Crore Seventy Four Lakh Eighty Two Thousand Eight Hundred Sixty only)** pending towards **Loan Account No. M009OOX-4** [earlier Loan Account being **HHLKLM00310690**], by way of outstanding principal, arrears (including accrued late charges) and interest till **04.02.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **05.02.2022** along with legal expenses and other charges due to the Secured Creditor from **BKM INDUSTRIES LTD. (FORMERLY KNOWN MANAKSIA INDUSTRIES LIMITED), JIWANJYOTI VANIJYA PRIVATE LIMITED, BASANT KUMARAGRAWAL, ADITYA B MANAKSIA and NAVNEET MANAKSIA.**

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.

The Reserve Price of the immovable Property(ies) will be **Rs. 10,25,00,000/-(Rupees Ten Crore Twenty Five Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 1,02,50,000/-(Rupees One Crore Two Lakh Fifty 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)

ALL THAT PIECE AND PARCEL OF DUPLEX RESIDENTIAL FLAT NO.-3 COMPRISING OF ENTIRE GROUND FLOOR AND ENTIRE FIRST FLOOR WITH BUILT-UP AREA OF 4986 SQ. FT. (MUTUALLY ACCEPTED BY THE PARTIES TO BE EQUIVALENT TO SUPER BUILT-UP AREA OF 7099 SQ. FT.) EXCLUDING THE INTERNAL FLAT FINISHING BUT INCLUDING THE RIGHTS AND PROPERTIES APPURTENANTS THERETO, BEING LOWER FLAT UNIT NAMED “PRIMROSE” IN THE PROJECT NAMED “KAANAN” AT PREMISES NO.-16, BELVEDERE ROAD, PS-ALIPORE, WARD NO-74, KOLKATA-700027, WEST BENGAL ALONG WITH FOUR COVERED CAR PARKING SPACE NOS. 7,8,30 AND 31 IN THE BASEMENT OF THE BUILDING.

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

**Date : 04.02.2022
Place : KOLKATA**

**SD/-
AUTHORIZED OFFICER
ASSET CARE & RECONSTRUCTION ENTERPRISE LTD.
TRUSTEE OF ACRE-102-TRUST**