

“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: U65933DL2002PLC115769] (“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 **31.03.2022** 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. 16,91,156/- (Rupees Sixteen Lakh Ninety One Thousand One Hundred Fifty Six only)**, pending towards the **Loan Account No. R006OXVI** [earlier **Loan Account being HHLBAN00225473** (“old Loan Account”)]], by way of outstanding principal, arrears (including accrued late charges) and interest till **18.02.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **19.02.2022** along with legal expenses and other charges due to the Secured Creditor from **MR. RAJENDRAN and MRS. SHOBAR**.

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 for the auction of the subject property(ies) is as indicated below against each Property:-

S.NO.	PROPERTY DESCRIPTION	RESERVE PRICE	AMOUNT IN WORDS
1.	SITE NO. 18	Rs. 7,62,000/-	Rupees Seven Lakh Sixty Two Thousand only.
2.	SITE NO. 19	Rs. 9,38,000/-	Rupees Nine Lakh Thirty Eight Thousand only.

and the Earnest Money Deposit i.e., 10% of the Reserve Price, for the auction of the Property is as indicated below against each property will be-

S.NO.	PROPERTY DESCRIPTION	EMD AMOUNT	AMOUNT IN WORDS
1.	SITE NO. 18	Rs. 76,200/-	Rupees Seventy Six Thousand Two Hundred only.
2.	SITE NO. 19	Rs. 93,800/-	Rupees Ninety Three Thousand Eight Hundred only.

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)

PROPERTY NO. 1:

ALL THAT PIECE OF PARCEL OF CONVERTED IMMOVABLE PROPERTY, BEARING SITE NO 18, TOTAL MEASURING 1200 SQ FT. EQUIVALENT TO 111.48 SQ. MTRS. (MEASURING EAST TO WEST 30 FEET OR 9.144 MTRS AND NORTH TO SOUTH 40 FEET OR 12.192 MTRS), IN THE LAYOUT KNOWN AS “VISHWA ENCLAVE”, KHATHA NO. 249/70/1/18, HAVING ITS PROPERTY NO. 151900802100820177, FORMED SURVEY NO.70/1, SITUATED IN ANCHEMUSKURU VILLAGE, LAKKURU HOBLI, MALUR TALUK, DISTRICT: KOLAR- 563101, KARNATAKA, AND BOUNDED BY:

EAST : SITE NO. 19
WEST : SITE NO. 17
NORTH : SITE NO. 14
SOUTH : 9.00 MTRS ROAD

PROPERTY NO. 2:

ALL THAT PIECE OF PARCEL OF CONVERTED IMMOVABLE PROPERTY, BEARING SITE NO 19, TOTAL MEASURING 1480 SQ FT. EQUIVALENT TO 137.50 SQ. MTRS. (MEASURING EAST TO WEST 37 FEET OR 11.27 MTRS AND NORTH TO SOUTH 40 FEET OR 12.192 MTRS), IN THE LAYOUT KNOWN AS “VISHWA ENCLAVE”, KHATHA NO. 249/70/1/19, HAVING ITS PROPERTY NO. 151900802100820196, FORMED SURVEY NO.70/1, SITUATED IN ANCHEMUSKURU VILLAGE, LAKKURU HOBLI, MALUR TALUK, DISTRICT: KOLAR- 563101, KARNATAKA, AND BOUNDED BY:

EAST : SURVEY NO. 72
WEST : SITE NO. 18
NORTH : SITE NO. 13
SOUTH : 9.00 MTRS ROAD.

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 : 21.02.2022
Place : BENGALURU

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