

**“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 **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. 28,74,308/- (Rupees Twenty Eight Lakh Seventy Four Thousand Three Hundred Eight only)**, pending towards the **Loan Account No. A001OXVI** [earlier **Loan Account** being **HHLBAN00352617** (“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 **A. SURESH KUMAR and ADAPALLY LATHA**.

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. 29,00,000/- (Rupees Twenty Nine Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 2,90,000/- (Rupees Two Lakh Ninety 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)**

**NORTHERN SIDE OF SITE BEARING NO.-53 CARVED OUT OF SY NO. 94/1 SITUATED AT VILLAGE-KITHAGANAHALLI, ATTIBELE HOBLI, TALUK-ANEKAL, BANGALORE URBAN DISTRICT IN THE RESIDENTIAL LAYOUT APPROVED BY THE ANEKAL PLANNING AUTHORITY KNOWN AS “SURYA RESIDENCY” AND THE LAYOUT IS FORMED IN VARIOUS SURVEY NUMMERS 44/1A, 44/1B, 44/1B2, 45/2, 54/1A, 54/1B, 54/1B2, 55/2, 56/5 OF BANAHALLI AND SURVEY NO. 93/1, 94/1&2, 94/2, 94/3, 95/1, 95/2, 95/3, 105/2 OF VILLAGE-KITHAGANAHALLI, WITH ALL THE RIGHTS, APPUTENANCES WHATSOEVER HEREUNDER OR UNDERNEATH OR ABOVE THE SURFACE**

**MEASURING**

**EAST TO WEST : 40 FEET,**

**NORTH TO SOUTH : 30 FEET**

**TOTALLY MEASURING 111.42 SQUARE METERS OR 1200 SQ. FT. AND BOUNDED ON THE:**

**EAST : SITE NO.-41**

**WEST : 30 FEET ROAD**

**NORTH : SITE NO.-52**

**SOUTH : REMAINING PORTION OF SAME SITE.**

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 : 21.02.2022**  
**Place : BENGALURU**

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