

“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 **16.04.2022** 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. 67,76,765/- (Rupees Sixty Seven Lakh Seventy Six Thousand Seven Hundred Sixty Five only)** towards **Loan Account No. G0030OX** [earlier being **Loan Account No. HLAPHYM00372029** (“old Loan Account”)] by way of outstanding principal, arrears (including accrued late charges) and interest till **07.03.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **08.03.2022** along with legal expenses and other charges due to the Secured Creditor from **MR. GOPALKRISHNA REDDY CHALLA @ CHALLA GOPALKRISHNA REDDY and MRS. ARANI HARITHA.**

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. 58,00,000/- (Rupees Fifty Eight Lakh only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 5,80,000/- (Rupees Five Lakh Eighty 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 SEMI FINISHED FLAT BEARING NO. 502, WITH A PLINTH AREA OF 1500 SQ. FT.(INCLUDING COMMON AREA) AND CAR PARKING 100 SQ. FT., ON 5TH FLOOR, ALONG WITH AN UNDIVIDED SHARE OF LAND ADMEASURING 58 SQ. YARDS (EQUIVALENT TO 48.49 SQ. MTS.), OUT OF 600 SQ. YARDS, IN THE RESIDENTIAL COMPLEX KNOWN AS “AKRUTHI ICON”, ON PLOT NOS. 153 & 154, BEARING SY. NO. 102/1-P. NO. 2, WARD NO. 2, BLOCK NO. 03, SITUATED IN SNEHAPURI, NAGOLE VILLAGE, UPPAL REVENUE MANDAL, UNDER GREATER HYDERABAD MUNICIPAL CORPORATION, UNDER L.B NAGAR CIRCLE, RANGA REDDY DISTRICT, HYDERABAD – 500036, TELANGANA AND BOUNDED AS FOLLOW:

BOUNDARIES FOR FLAT NO. 502

NORTH : OPEN TO SKY

SOUTH : OPEN TO SKY

EAST : CORRIDOR, LIFT AND STAIRCASE

WEST : OPEN TO SKY

BOUNDARIES FOR ENTIRE LAND

NORTH : PLOT NO. 155

SOUTH : PLOT NO. 152

EAST : NEIGHBOURS LAND

WEST : 30' WIDE 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

Sd/-

Authorized officer

Date : 07.03.2022 ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Place : HYDERABAD

TRUSTEE OF ACRE-102-TRUST