

APPENDIX IV A

[See proviso to Rule 8(6)]

Sale Notice for sale of immovable property(ies)

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 **19.04.2022 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. 25,37,24,253/- (Rupees Twenty Five Crore Thirty Seven Lakh Twenty Four Thousand Two Hundred Fifty Three only)** i.e. **Rs. 18,81,87,643/- (Rupees Eighteen Crore Eighty One Lakh Eighty Seven Thousand Six Hundred Forty Three only)** pending towards Loan Account No. **S028OXVIII-1** [Old Loan Account No. **HHLNOI00412499**]; **Rs. 5,29,16,692/- (Rupees Five Crore Twenty Nine Lakh Sixteen Thousand Six Hundred Ninety Two only)** pending towards Loan Account No. **S028OXVIII-2** [Old Loan Account No. **HLAPNOI00476365**] and **Rs. 1,26,19,918/- (Rupees One Crore Twenty Six Lakh Nineteen Thousand Nine Hundred Eighteen only)** pending towards Loan Account No. **S028OX-VIII-3** [Old Loan Account No. **HHLNOI00412501**], by way of outstanding principal, arrears (including accrued late charges) and interest till **10.03.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **11.03.2022** along with legal expenses and other charges due to the Secured Creditor from **SUNIL GHORAWAT and SHIVANI GHORAWAT**.

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 **30.11.2021**.

The Reserve Price of the immovable Property(ies) will be **Rs. 23,00,00,000/- (Rupees Twenty Three Crore only)** and the Earnest Money Deposit ("EMD") will be **Rs. 2,30,00,000/- (Rupees Two Crore Thirty Lakh 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)

DUPLEX FLAT NO. 105 HAVING SUPER AREA OF 9175 SQUARE FEET APPROXIMATELY ON 10TH AND 11TH FLOOR, PLOT NO. 20, TOWER/BUILDING - 1 IN THE GROUP HOUSING COMPLEX KNOWN AS "DLF MAGNOLIAS", DLF GOLF LINKS SITUATED IN PHASE - V, GURUGRAM - 122021, HARYANA TOGETHER WITH CAR PARKING SPACE NOs. PB1 017, PB1 018, PB1 019 AND PB1 020

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 : 10.03.2022

Place : GURUGRAM (HARYANA)

Sd/
Authorized Officer
ASSET CARE & RECONSTRUCTION ENTERPRISE LTD.
TRUSTEE OF ACRE-102-TRUST