

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 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 **20.06.2022** 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. 62,01,727/- (Rupees Sixty Two Lakh One Thousand Seven Hundred Twenty Seven only)** i.e. **Rs. 41,86,301/- (Rupees Forty One Lakh Eighty Six Thousand Three Hundred One only)** pending towards Loan Account No. **K004XII-01** [Old Loan Account No. **HHLVRA00195064**]; **Rs. 10,61,227/- (Rupees Ten Lakh Sixty One Thousand Two Hundred Twenty Seven only)** pending towards Loan Account No. **K004XII-02** [Old Loan Account No. **HHEVRA00213047**]; and **Rs. 9,54,199/- (Rupees Nine Lakh Fifty Four Thousand One Hundred Ninety Nine only)** pending towards Loan Account No. **K004XII-03** [Old Loan Account No. **HHEVRA00263884**], by way of outstanding principal, arrears (including accrued late charges) and interest till **10.05.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **11.05.2022** along with legal expenses and other charges due to the Secured Creditor from **MR. KAMLESH MAHENDRA VADERA, MR. MAHENDRA DAMODAR VADERA, MRS. PRAFULLA MAHENDRA VADERA** and **MR. KAUSHIK MAHENDRA VADERA**.

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. 30,00,000/- (Rupees Thirty Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 3,00,000/- (Rupees Three 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)

THE RESIDENTIAL PREMISES BEARING FLAT BEARING NUMBER 604 ADMEASURING 535 SQUARE FEET ON 6TH FLOOR IN BUILDING NO. 4 WING "D" TO BE KNOWN AS POONAM HEIGHTS AT CHIKHAL DONGRE, TALUKA VASAI DISTRICT THANE CONSTRUCTED ON N.A. LAND BEARING SURVEY NO. 9(175) HISSA NO. 1 TO 4, 70(174) HISSA NO. 1 TO 6, SURVEY NO. 71 (173), HISSA NO. 4 & 5, SURVEY NO. 86 (187) HISSA NO. 1, SURVEY 87(186) HISSA NO. 1 TO 3, SURVEY NO. 88(185), HISSA NO. 1 AND 2, SURVEY NUMBER 89(184), HISSA NO.1 AND 2, SURVEY NUMBER 90(183), HISSA NO.1 TO 7, SURVEY NO. 91(176), HISSA NO.1 TO 3, SURVEY NO. 93(177), HISSA NO. 1 AND 2, SURVEY NUMBER 94(182), HISSA NO.1 TO 23, SURVEY NO. 95(181), HISSA NO. 1, 4 TO 8 AND 16, 17, 19 TO 21, SURVEY NUMBER 96(178), HISSA NO. 1 TO 7 TOTAL ADMEASURING 145765.38 SQ. MTRS AND WITHIN THE JURISDICTION OF VASAI/VIRAR SHAHAR MAHANAGARPALIKA AND SUB-REGISTRAR AT VASAI NO. II, VIRAR.

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 : **11.05.2022**

Sd/

Place : **THANE**

Authorized Officer

ASSET CARE & RECONSTRUCTION ENTERPRISE LTD.**TRUSTEE OF ACRE-102-TRUST**