

“APPENDIX- IV-A

[See proviso to rule 8 (6)]

Sale Notice for sale of Immovable Property

E-Auction Sale Notice for sale of immovable asset 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 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 **29.08.2022** 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. 29,20,872/- (Rupees Twenty Nine Lakh Twenty Thousand Eight Hundred Seventy Two only)** pending towards **Loan Account No. R051XII** [Old Loan Account No. **HLAPKOL00270448**], by way of outstanding principal, arrears (including accrued late charges) and interest till **18.07.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **19.07.2022** along with legal expenses and other charges due to the Secured Creditor from **Mrs. Chhabi Rani Dey and Mr. Tapan Kumar Dey (Proprietor, M/S. Rinki Traders)**.

The old Loan Account along with its underlying security(ies), including the Immovable Property, had been assigned by Indiabulls Housing Finance Limited (“IHFL”) to Indiabulls Asset Reconstruction Co. Ltd. (“IARCL”) vide Assignment Agreement dated 31.12.2019. The said Loan Account was further assigned by IARCL to the Secured Creditor, acting as a **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 will be **Rs. 17,50,000/- (Rupees Seventeen Lakh Fifty Thousand only)** and the Earnest Money Deposit (“EMD”) will be **Rs. 1,75,000/- (Rupees One Lakh Seventy Five 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)

Flat No. 1, 1st Floor, having super built-up area of 615 square feet be the same a little more or less, situated in G + Four Storied Building consisting of two bed rooms, kitchen, one living cum dining room, bath cum privy etc., constructed on all that piece and parcel of land hereditaments and premises containing an area 08 cottahs 07 chittaks 01 square feet be the same a little more or less comprised in Dag No. 6020 and 6023 under Khatian No. 1547 and 3083 at Mouza- Baranagar, J.I. No. 05, District 24 Parganas (North), lying or situate at and being Municipal Premises No. 92, Gopal Lal Tagore Road, Police Station – Baranagar, within the Municipal limits of Baranagar Municipality, Kolkata – 700036, West Bengal together with all fittings, fixtures, installations and proportionate undivided proportionate share or interest into and over the said land and all sorts easement rights and/or quasi-easement rights over the common areas and/or spaces meant for common use and other benefits, facilities, advantages and appurtenances attached to the said flat as well as the said building and/or premises. The said property / premises is butted and bounded in the manner following:-

On the North	:	93, Gopal Lal Tagore Road (House of Badal Dutta)
On the South	:	89, Gopal Lal Tagore road (House of Gora Chand Babu)
On the East	:	Jogendra Basak Road (House of Makhan Babu)
On the West	:	90 and 91, Gopal Lal Tagore Road (House of Bhuvan Guin)

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 : 18.07.2022

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Place : KOLKATA

TRUSTEE OF ACRE-102-TRUST