

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. 38,78,047/- (Rupees Thirty Eight Lakh Seventy Eight Thousand Forty Seven only)** pending towards Loan Account No. **S00400X** [Old Loan Account No. **HHLSUR00274408**], 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 **Mr. Samir N Mehta (Proprietor, Mahavir Trading Co.) and Mrs. Manharben Nagindas Mehta.**

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 **30.09.2019**. 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. 21,00,000/- (Rupees Twenty One Lakh only)** and the Earnest Money Deposit ("**EMD**") will be **Rs. 2,10,000/- (Rupees Two Lakh Ten 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

Flat No. 3, Ground Floor, having super built up area of 760 Sq. Feet and built up area of 60.20 Sq. Mts., alongwith undivided share in the land of Shantiniketan Apartments Co. Op. Society Limited, in Building No. A/2 situated at Revenue Survey No. 421 paiki, T.P. Scheme No. 3 (Katargam), final plot No. 30/A, City Survey Ward Katargam City Survey No. 2906 to 2910, Sumul Dairy Road, Mouje Katargam, Surat and which is bounded as follows.

North: Property of adjoining Flat No. A/1-3

South: Property of Lilaba School

East: Sariyam Road

West: Adjoining open plot and wall

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 : 18.07.2022

Place : SURAT

Sd/

Authorized Officer

Assets care & reconstruction enterprise ltd.

Trustee of acre-102-trust