

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 **24.01.2022** 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. 58,11,239/- (Rupees Fifty Eight Lakh Eleven Thousand Two Hundred Thirty Nine only)** towards Loan Account No. **G002OIV** [earlier being Loan Account No. **HHLSUR00288563** ("old Loan Account")], by way of outstanding principal, arrears (including accrued late charges) and interest till **15.12.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **16.12.2021** along with legal expenses and other charges due to the Secured Creditor from **MR. GAUTAM JAIN, MRS. BHAVANA GAUTAMKUMAR SAMAR, MR. NILESH SUGANLAL SAMAR @ NILESH SUGANLAL JAIN and MRS. KAILASH SUGAN JAIN.**

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**.

The Reserve Price for the auction of the Flats situated in Property is as indicated below against each Property.

S.NO.	PROPERTY DESCRIPTION	RESERVE PRICE	AMOUNT IN WORDS
1	FLAT NO. 901	Rs. 17,20,000/-	Rupees Seventeen Lakh Twenty Thousand only.
2	FLAT NO. 902	Rs. 17,00,000/-	Rupees Seventeen Lakh only

and the Earnest Money Deposit i.e., 10% of the Reserve Price, for the auction of the Flats situated in Property, as indicated below against each property will be-

S.NO.	PROPERTY DESCRIPTION	EMD AMOUNT	AMOUNT IN WORDS
1	FLAT NO. 901	Rs. 1,72,000/-	Rupees One Lakh Seventy Two Thousand only.
2	FLAT NO. 902	Rs. 1,70,000/-	Rupees One Lakh Seventy Thousand only.

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)**PROPERTY NO. 1**

FLAT NO. 901, 9TH FLOOR, BUILDING NO. D, ADMEASURING BUILT-UP AREA 668.10 SQUARE FEET i.e. 62.07 SQUARE METERS AND SUPER BUILT-UP AREA OF 1066 SQUARE FEET SITUATED ON BUILDING BUILT ON NON-AGRICULTURAL LAND KNOWN AS "VARDAI HEIGHTS", LAND BEARING REVENUE SURVEY NO. 57 AND 64, BLOCK NO. 62 OF T.P. SCHEME NO. 69 (GODADARA-DINDOLI) REGISTERED VIDE F.P. NO.3 ADMEASURING 7,000 SQUARE METERS FOR RESIDENTIAL AND COMMERCIAL PURPOSE, IN DISTRICT SURAT, SUB DISTRICT SURAT CITY, MOUJE GODADARA, SURAT - 395010, GUJARAT ALONGWITH UNDIVIDED PROPORTIONATE SHARE OF LAND OF 21.89 SQUARE METERS.

PROPERTY NO. 2

FLAT NO. 902, 9TH FLOOR, BUILDING NO. D, ADMEASURING BUILT-UP AREA 661.96 SQUARE FEET i.e. 61.50 SQUARE METERS AND SUPER BUILT-UP AREA OF 1074 SQUARE FEET SITUATED ON BUILDING BUILT ON NON-AGRICULTURAL LAND KNOWN AS "VARDAI HEIGHTS", LAND BEARING REVENUE SURVEY NO. 57 AND 64, BLOCK NO. 62 OF T.P. SCHEME NO. 69 (GODADARA-DINDOLI) REGISTERED VIDE F.P. NO.3 ADMEASURING 7,000 SQUARE METERS FOR RESIDENTIAL AND COMMERCIAL PURPOSE, IN DISTRICT SURAT, SUB DISTRICT SURAT CITY, MOUJE GODADARA, SURAT - 395010, GUJARAT ALONGWITH UNDIVIDED PROPORTIONATE SHARE OF LAND OF 21.69 SQUARE METERS.

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 : 16.12.2021

Place : SURAT

Sd/

Authorized Officer

ASSET CARE & RECONSTRUCTION ENTERPRISE LTD.

TRUSTEE OF ACRE-102-TRUST