

Assets Care & Reconstruction Enterprise Limited

Regd. Office, 2nd Floor, Mohan Dev Building, 13, Tolstoy Marg,
New Delhi 110001



SALE NOTICE

E-Auction Sale Notice for sale of Immovable Secured Assets 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), Guarantor(s) and Security Provider(s) that the below described Immovable Property mortgaged to **Assets Care & Reconstruction Enterprise Ltd. [CIN: U65993DL2002PLC115769]** (acting in its capacity as Trustee of India Real Estate 2021 Trust) ("**Secured Creditor**"), the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor on June 06, 2023, will be sold on "as is where is", "as is what is", "whatever there is" and "No Recourse" basis on November 07, 2023 from **11:00 a.m. to 01:00 p.m.**, for recovery of Rs. 211,45,73,275/- (Rupees Two Hundred Eleven Crore Forty Five Lakh Seventy Three Thousand Two Hundred Seventy Five only) as on August 31, 2023 with applicable future interest in terms of the Loan Agreement and other related loan document(s) due to the Secured Creditor from SSSC Escatics Private Limited (formerly known as Messrs. Shree Sai Sagar Consultants).

Name of Borrower, Guarantor & Mortgagor:

SSSC Escatics Private Limited (formerly Known as Shree Sai Sagar Consultants)

Jayesh Vinod Tanna

Heena Jayesh Tanna

The Reserve Price for the Immovable Property will be **Rs. 1,58,00,000 (Rupees One Crore Fifty Eight Lakhs only)** and the Earnest Money Deposit ("EMD") will be **Rs. 15,80,000 (Rupees Fifteen Lakh Eighty Thousand only)**.

Date / Time of site inspection and Authorised Officer

At the request of the Intending purchaser/bidder

Contract Persons: Mr. Manish Kumar Manav (Mob. No. 8826480016) and Mr. Chinmay Saptarshi (Mob. No. 9870787822)

Date & Time of e-Auction

November 07, 2023, Online / from 11:00 a.m. to 01:00 p.m. with auto extension of 10 minutes each

Last Date and Time for submission of request letter of participation, KYC Documents, PAN Card, Proof of EMD etc. on or before **November 06, 2023 up to 04:00 p.m.** to the Authorised Officer either thorough e-mail to mk.manav@acreindia.in or to the following address: **Assets Care and Reconstruction Enterprise Limited, 2nd Floor, Mohan Dev Building, 13 Tolstoy Marg, New Delhi 110001**

The intending purchasers and bidders are required to deposit EMD amount either through NEFT / RTGS in the Account No. 0901102000039905 in the name of beneficiary i.e. **India Real Estate 2021 Trust**, with IDBI Bank Limited, IFSC IBKL0000901 or by way of Demand Draft drawn in favour of Assets Care and Reconstruction Enterprise Limited drawn on any Nationalized or Scheduled Bank.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL RIGHT, TITLE, INTEREST, BENEFIT, CLAIM, DEMANDS OF WHATSOEVER NATURE (PRESENT AND FUTURE) OF JAYESH VINOD TANNA AND HEENA JAYESH TANNA IN RESPECT OF OR ARISING FROM APARTMENT NO. 1 ON THE SOUTHERN SIDE OF THE BUILDING 'MHATRE APARTMENT' ON THE GROUND FLOOR ADMEASURING 73.75 SQUARE METERS (INCLUSIVE OF AN AREA 3.73 SQUARE METERS OF BALCONY) WITH AN INDEPENDENT ENTRANCE TO MHATRE APARTMENT CONSTRUCTED ON LAND BEARING BEARING PLOT NO. A-9 OF DHANUKAR COLONY, SURVEY NO. 87/2(PART), 3(PART) AND 4(PART) CORRESPONDING TO CTS NO. 901 ADMEASURING 462.35 SQ. MTRS., SITUATE AT KANDIVALI, TALUKA BORIVALI.

For detailed terms and conditions (which shall form an integral part of this Sale Notice) of the sale, please refer to the link provided on the website of the Secured Creditor i.e. www.acreindia.in; For bidding, log on to www.auctiontiger.in.

Date: September 29, 2023

Place: Mumbai

s/d AUTHORISED OFFICER
ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
TRUSTEE OF INDIA REAL ESTATE 2021 TRUST

Assets Care & Reconstruction Enterprise Limited

Regd. Office, 2nd Floor, Mohan Dev Building, 13, Tolstoy Marg,
New Delhi 110001



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Place: Mumbai

s/d AUTHORISED OFFICER

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
TRUSTEE OF INDIA REAL ESTATE 2021 TRUST

अॅसेट केअर अँड रिकन्स्ट्रक्शन एंटरप्राईज लिमिटेड

नों. कार्यालय : २ रा मजला, मोहन देव बिल्डिंग, १३, टॉलस्टॉय मार्ग,
नवी दिल्ली - ११००१



विक्री सूचना

सिक्कुरिटी इंस्टेस्ट (एन्फोर्समेंट), रूल्स, २००२ च्या नियम ८(६) च्या परंतुकासह वाचत सिक्कुरिटीयझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्सीअल अॅसेट्स अँड एन्फोर्समेंट ऑफ सिक्कुरिटी इंस्टेस्ट अॅक्ट, २००२ अन्वये स्थावर तारण मत्तांच्या विक्रीसाठी ई-लिलाव विक्री सूचना.

सर्वसामान्य जनता आणि विशेषकरून कर्जदार, जामीनदार आणि तारण पुरवणारे यांना याद्वारे सूचना देण्यांत येते की, अॅसेट केअर अँड रिकन्स्ट्रक्शन एंटरप्राईज लि., (सीआयएन : यु६५९९३डीएल२००२पीएलसी११५७६९) (इंडिया रिअल इस्टेट २०२१ ट्रस्ट चे ट्रस्टी म्हणून त्यांच्या क्षमतेत कार्यरत) ('तारणी धनको') कडे गहाण असलेली खाली वर्णन केलेली स्थावर मिळकत, जीचा प्रत्यक्ष कब्जा तारणी धनकोच्या प्राधिकृत अधिकाऱ्यांनी जून ०६, २०२३ रोजी घेतला, ती एसएसएससी एस्कॅटीक्स प्रायव्हेट लिमिटेड (पूर्वीचे नाव मेसर्स श्री साई सागर कन्सल्टंटस) कडून तारणी धनकोंना येणे थकबाकी असलेल्या कर्ज करार व अन्य संबंधित कर्ज दस्तावेजांच्या बाबतीत प्रयोज्य भविष्यातील व्याजासह ३१ ऑगस्ट, २०२३ रोजीसच्या रु. २११,४५,७३,२७५/- (रुपये दोनशे अकरा कोटी पंचेचाळीस लाख आठशे हजार दोनशे पंचाहत्तर मात्र) च्या वसुलीसाठी नोव्हेंबर ०७, २०२३ रोजी स. ११.०० ते दु. ०१.०० वेळेमध्ये 'जसे आहे जेथे आहे', 'जसे आहे जे आहे', 'जे काही आहे तेथे आहे' आणि 'कोणाच्याही मदतीशिवाय' तत्वावर विकली जाणार आहे.

कर्जदार, जामीनदार आणि गहाणकार यांचे नाव :

एसएसएससी एस्कॅटीक्स प्रायव्हेट लिमिटेड (पूर्वीचे नाव श्री साई सागर कन्सल्टंटस)

जयेश विनोद तन्ना

हीना जयेश तन्ना

स्थावर मिळकतीसाठी राखीव किंमत आहे रु. १,५८,००,०००/- (रुपये एक करोड अठ्ठावन्न लाख मात्र) आणि इसारा अनामत रक्कम ('इअर') असेल. रु. १५,८०,००० (रुपये पंधरा लाख ऐंशी हजार मात्र)

प्रत्यक्ष ठिकाणी निरीक्षणाची तारीख/वेळ आणि प्राधिकृत अधिकारी

इच्छुक खरेदीदार/बोलीदारांच्या विनंती वरून

संपर्क व्यक्ती : श्री. मनिष कुमार मानव (मोबा. क्र. ८८२६४८००१६) आणि श्री. चिन्मय सप्तर्षी (मोबा. क्र. ९८७०७८७८२२)

ई-लिलावाची तारीख आणि वेळ

नोव्हेंबर ०७, २०२३, ऑनलाईन/स.११.०० ते दु. ०१.०० प्रत्येकी १० मिनिटांच्या ऑटो एक्स्टेंशन सह

सहभागी होण्यासाठीचे विनंती पत्र, केवायसी दस्तावेज, पॅन कार्ड, इअर चा पुरावा इ. सादर करण्यासाठी अंतिम तारीख आणि वेळ आहे नोव्हेंबर ०६, २०२३ रोजी किंवा त्यापूर्वी सं. ०४.०० वा. पर्यंत प्राधिकृत अधिकाऱ्यांकडे एकतर mk.manav@acreindia.in वर ई-मेल मार्फत किंवा खालील पत्त्यावर : अॅसेट केअर अँड रिकन्स्ट्रक्शन एंटरप्राईज लिमिटेड, २ रा मजला, मोहन देव बिल्डिंग, १३ टॉलस्टॉय मार्ग, नवी दिल्ली - ११०००१

इच्छुक खरेदीदार आणि बोलीदार यांनी इअर रक्कम एकतर एनईएफटी/आरटीजीएस मार्फत खाते क्र. ०९०११०२००००३९९०५ मध्ये लाभार्थी म्हणजेच इंडिया रिअल इस्टेट २०२१ ट्रस्ट च्या नावे आयडीबीआय बँक लिमिटेड, आयएफएससी IBKL0000901 मध्ये किंवा कोणत्याही राष्ट्रीयीकृत किंवा शेड्युलड बँकेवर काढलेल्या अॅसेट्स केअर अँड रिकन्स्ट्रक्शन एंटरप्राईज लिमिटेड च्या नावातील डिमांड ड्राफ्ट च्या स्वरूपात जमा करावी.

स्थावर मिळकतीचे वर्णन

कांदिवली, तालुका बोरिवली स्थित सीटीएस क्र. ९०१, मोजमापित ४६२.३५ चौ.मीटर्सशी संलग्न जमीन धारक प्लॉट क्र. ए-९, डहाणुकर कॉलनी, सर्व्हे क्र. ८७/२(भाग), ३(भाग) आणि ४ (भाग) वर बांधलेले म्हात्रे अपार्टमेंट तळमजल्यावर दक्षिण बाजिडला अपार्टमेंट क्र. १५ मोजमापित ७३.७५ चौरस मीटर्स (समाविष्ट ३.७३ चौरस मीटर्स बाल्कनी क्षेत्र) सह म्हात्रे अपार्टमेंटचा स्वतंत्र प्रवेश च्या संदर्भातील जयेश विनोद तन्ना आणि हीना जयेश तन्नाचे सर्व कोणत्याही प्रकारचा हक्क, नामाधिकार, फायदा, दावा मागणी (सध्या आणि भविष्यातील). विक्रीच्या तपशिलवार अटी आणि शर्तीसाठी (ज्या ह्या विक्री सूचनेचा एक एकात्मिक भाग बनतील) कृपया तारणी धनकोची वेबसाईट म्हणजेच www.acreindia.in वर पुरवण्यांत आलेली लिंक बघावी : बोली लावण्यासाठी, www.auctiontiger.in वर लॉग ऑन करा.

सही/- प्राधिकृत अधिकारी

दिनांक : सप्टेंबर २९, २०२३

ठिकाण : मुंबई

अॅसेट केअर अँड रिकन्स्ट्रक्शन एंटरप्राईज लि.

इंडिया रिअल इस्टेट २०२१ ट्रस्ट चे ट्रस्टी

General Terms and Conditions for sale of the secured assets in the Account of SSSC Escatics Private Limited by E-Auction for sale of Immovable Assets 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

Secured Assets will be sold on “**AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND NO RECOURSE**” Basis

1.	Name and Address of the Borrower and Mortgagor	<p>SSSC Escatics Private Limited (<i>formerly Known as Shree Sai Sagar Consultants</i>), 1, Ramkrupa Bldg, Devji Bhimji Lane, Mathuradas Road, Kandivali (West), Mumbai – 400067.</p> <p>Mr. Jayesh Tanna 701, Ramkrupa, Devji Bhimji Lane, Mathuradas Road, Kandivili (West), Mumbai – 400067</p> <p>Ms. Heena Tanna 701, Ramkrupa, Devji Bhimji Lane, Mathuradas Road, Kandivili (West), Mumbai – 400067</p>
2.	Name and Address of the secured creditor	<p>Assets Care and Reconstruction Enterprise Limited, (Trustee of India Real Estate 2021 Trust) (ACRE), 2nd Floor, Mohan Dev Building, 13, Tolstoy Marg New Delhi 110001.</p>
3.	Description of the immovable secured assets to be sold	<p>All right, title, interest, benefit, claim, demands of whatsoever nature (<i>present and future</i>) of Jayesh Vinod Tanna and Heena Jayesh Tanna in Apartment No. 1 on the southern side of the building ‘Mhatre Apartment’ on the ground floor admeasuring 73.75 square meters (inclusive of an area 3.73 square meters of balcony) with an independent entrance to Mhatre Apartment constructed on land bearing bearing plot no. A-9 of Dhanukar Colony, Survey No. 87/2(part), 3(part) and 4(part) corresponding to CTS No. 901 admeasuring 462.35 sq. mtrs., situate at Kandivali, Taluka Borivali.</p>
4.	Details of the encumbrances know to the secured creditor	No encumbrance known to the secured creditor
5.	The secured debt for recovery of which the property is to be sold	Rs. 211,45,73,275/- (Rupees Two Hundred Eleven Crore Forty Five Lakh Seventy Three Thousand Two Hundred Seventy Five only) as on August 31, 2023 along with future interest, cost expenses thereon.
6.	Deposit of earnest money	EMD: Rs. Rs. 15,80,000 (Rupees Fifteen Lakh Eighty Thousand only) being the 10% of Reserve Price to be

		remitted by RTGS / NEFT to the Bank account or Demand Draft draw in favour of Assets Care and Reconstruction Enterprise Limited drawn on any Nationalised or Scheduled Bank.
7.	<p>Reserve Price of the immovable secured assets:</p> <p>Bank account in which EMD to be remitted</p> <p>Last Date and Time within which EMD to be remitted</p>	<p>Rs. 1,58,00,000 (Rupees One Crore Fifty Eight Lakhs only)</p> <p>Account No. 0901102000039905 with IDBI Bank Limited (IFSC: IBKL0000901), having its branch at IFCI TOWER, 61, NEHRU PLACE P.B. NO. 4499 NEW DELHI - 110 019</p> <p>On or before November 06, 2023 up to 4 p.m.</p>
8.	Time and manner of payment	<p>The successful bidder shall have to deposit 25% of the sale price, within 24 hours on acceptance of the bid price by the Authorised Officer and the balance 75% of the sale price within the timelines prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the regulations thereunder.</p> <p>Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and secured asset shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of the secured asset / amount.</p>
9.	Time and place of e-Auction or time after which sale by any other mode shall be completed	November 07, 2023, Online / from 11:00 a.m. to 01:00 p.m. with auto extension of 10 minutes each
10.	The e-Auction will be conducted through the ACRE's approved service provider e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provide as mentioned above	https://sarfaesi.auctiontiger.net https://www.acreindia.in
11.	<p>Bid increment amount:</p> <p>Auto extension:</p>	<p>Rs. 2,00,000 (Rupees Two Lakh)</p> <p>Auto extension of 10 minutes each</p>

	Bid currency & unit of measurement	INR
12.	Date and Time during which inspection of the immovable secured assets to be sold can be undertaken	<p>At the request of the Intending purchaser/bidder</p> <p>Contact persons:</p> <p>Mr. Manish Kumar Manav Mob: 8826480016</p> <p>Mr. Chinmay Saptarshi Mob. No. 9870787822</p>
13.	<p>Other conditions</p> <p>a. Bidders shall have a valid email ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by M/s E-Procurement Technologies Ltd may be conveyed through e-mail). Bidders can Contact Mr. Ramprasad Sharma on No. +91-79-3502 2182 / +91 800-002-3297 & email Id: ramprasad@auctiontiger.net.</p> <p>b. To access documents pertaining to the proposed sale, please email Mr. Chinmay Saptarshi on csaptarshi@alticocap.com (Mob. No. 9870787822).</p> <p>c. The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of KYC Documents, PAN Card, Proof of EMD etc. on or before November 06, 2023 up to 4 p.m. to the Authorised Officer either thorough e-mail to mk.manav@acreindia.in or to the following address: Assets Care and Reconstruction Enterprise Limited, 2nd Floor, Mohan Dev Building, 13, Tolstoy Marg, New Delhi 110001.</p> <p>d. Name of Eligible Bidders will be identified by Assets Care and Reconstruction Enterprise Limited to participate in online e-Auction on the portal https://sarfaesi.auctiontiger.net Vendor: M/s E-Procurement Technologies Ltd who will provide the user ID and Password after due verification on PAN of the Eligible Bidders.</p> <p>e. The successful bidder shall be required to submit to the Authorised Officer the final prices, quoted during the e-Auction in the Details and Declaration form after completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction. The details and declaration form can be downloaded from https://www.acreindia.in and can be submitted to the Authorised Officer either thorough e-mail to mk.manav@acreindia.in or through courier/speed post/registered A.D. to the address of the secured creditor as mentioned hereinabove.</p> <p>f. The Secured Creditor / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.</p> <p>g. The bidders are required to submit acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the e- Auction.</p> <p>h. The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure</p>	

	<p>on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.</p> <ul style="list-style-type: none"> i. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. j. The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason. k. The bid submitted without the EMD shall be summarily rejected. The Secured Asset shall not be sold below the available reserve / offer price. l. The conditional bids shall be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained. m. The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with Assets Care and Reconstruction Enterprise Limited. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). n. The Scheduled Property(ies) shall not be sold at a price lower than the prescribed Reserve Price. o. The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the e- Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor. p. In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the Secured Asset nor on any part of the sum for which may it be subsequently sold. q. The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name. r. The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. s. In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, ACRE shall in its sole discretion be entitled to call off the sale and put the secured asset for sale once again on any date and at such time as may be decided by ACRE. For any kind of dispute, bidders are required to contact the concerned authorised officer of ACRE only. t. The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid / participated in the e-Auction will be entertained. u. To the best of knowledge and information of the Authorised Officer, the encumbrances on the property are as detailed above. It is clarified that any dues and other charges payable to any authority or otherwise shall be borne by the successful bidder. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on
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	<p>auction and claims / rights / dues / affecting the property, prior to submitting their bid.</p> <p>v. The intending bidders should make their own independent inquiries regarding the encumbrance, demarcation, boundaries, title of property & to inspect & satisfy themselves.</p> <p>w. The details shown above are as per the record available with the secured creditor, the auction bidder should satisfy himself about the actual measuring and position of the property. The actual measuring and position of the property may differ and the authorized officer will not be held responsible for that.</p> <p>x. The successful bidder is also liable to pay GST, Tax Deducted at Source (TDS) and Property Tax (if applicable) as per prevailing law.</p>
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Dated: September 30, 2023

Place: Mumbai

Sd/-
 Authorised Officer
 Assets Care and Reconstruction
 Enterprise Limited

SALE NOTICE

E-Auction Sale Notice for sale of Immovable Secured Assets 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), Guarantor(s) and Security Provider(s) that the below described Immovable Property mortgaged to **Assets Care & Reconstruction Enterprise Ltd.** [CIN: U65993DL2002PLC115769] (acting in its capacity as Trustee of India Real Estate 2021 Trust) ("**Secured Creditor**"), the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor on June 06, 2023, will be sold on "as is where is", "as is what is", "whatever there is" and "No Recourse" basis on November 07, 2023 from **11:00 a.m. to 01:00 p.m.**, for recovery of Rs. 211,45,73,275/- (Rupees Two Hundred Eleven Crore Forty Five Lakh Seventy Three Thousand Two Hundred Seventy Five only) as on August 31, 2023 with applicable future interest in terms of the Loan Agreement and other related loan document(s) due to the Secured Creditor from SSSC Escatics Private Limited (*formerly known as Messrs. Shree Sai Sagar Consultants*).

Name of Borrower, Guarantor & Mortgagor:
SSSC Escatics Private Limited (*formerly Known as Shree Sai Sagar Consultants*)
Jayesh Vinod Tanna
Heena Jayesh Tanna

The Reserve Price for the Immovable Property will be **Rs. 1,58,00,000 (Rupees One Crore Fifty Eight Lakhs only)** and the Earnest Money Deposit ("EMD") will be **Rs. 15,80,000 (Rupees Fifteen Lakh Eighty Thousand only)**.

Date / Time of site inspection and Authorised Officer

At the request of the Intending purchaser/bidder
Contract Persons: Mr. Manish Kumar Manav (Mob. No. 8826480016) and Mr. Chinmay Saptarshi (Mob. No. 9870787822)

Date & Time of e-Auction

November 07, 2023, Online / from 11:00 a.m. to 01:00 p.m. with auto extension of 10 minutes each

Last Date and Time for submission of request letter of participation, KYC Documents, PAN Card, Proof of EMD etc. on or before **November 06, 2023 up to 04:00 p.m.** to the Authorised Officer either thorough e-mail to **mk.manav@acreindia.in** or to the following address: **Assets Care and Reconstruction Enterprise Limited, 2nd Floor, Mohan Dev Building, 13 Tolstoy Marg, New Delhi 110001**

The intending purchasers and bidders are required to deposit EMD amount either through NEFT / RTGS in the Account No. 0901102000039905 in the name of beneficiary i.e. **India Real Estate**

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered Office: 2nd Floor, Mohan Dev Building, 13, Tolstoy Marg, New Delhi-110001 Tel: 91-11-43115600 Fax: 91-11-43115618
Corporate Office: Unit No.: 502, C Wing, One BKC, Radius Developers, Plot No.: C-66, G-Block, Bandra Kurla Complex, Mumbai – 400051 Tel.: 022 68643101

2021 Trust, with IDBI Bank Limited, IFSC IBKL0000901 or by way of Demand Draft drawn in favour of Assets Care and Reconstruction Enterprise Limited drawn on any Nationalized or Scheduled Bank.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL RIGHT, TITLE, INTEREST, BENEFIT, CLAIM, DEMANDS OF WHATSOEVER NATURE (PRESENT AND FUTURE) OF JAYESH VINOD TANNA AND HEENA JAYESH TANNA IN RESPECT OF OR ARISING FROM APARTMENT NO. 1 ON THE SOUTHERN SIDE OF THE BUILDING 'MHATRE APARTMENT' ON THE GROUND FLOOR ADMEASURING 73.75 SQUARE METERS (INCLUSIVE OF AN AREA 3.73 SQUARE METERS OF BALCONY) WITH AN INDEPENDENT ENTRANCE TO MHATRE APARTMENT CONSTRUCTED ON LAND BEARING BEARING PLOT NO. A-9 OF DHANUKAR COLONY, SURVEY NO. 87/2(PART), 3(PART) AND 4(PART) CORRESPONDING TO CTS NO. 901 ADMEASURING 462.35 SQ. MTRS., SITUATE AT KANDIVALI, TALUKA BORIVALI.

For detailed terms and conditions (which shall form an integral part of this Sale Notice) of the sale, please refer to the link provided on the website of the Secured Creditor i.e. www.acreindia.in; For bidding, log on to www.auctiontiger.in.

Date: September 30, 2023
Place: Mumbai

Sd/-
Authorised Officer
Assets Care and Reconstruction Enterprise Limited
Trustee of India Real Estate 2021 Trust

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

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