

General Terms and Conditions for sale of the Mortgaged Property in the Account of **Just About Movies Private Limited**.

Property 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	<p><b>Just About Movies Private Limited</b> <b>(Borrower / Mortgagor)</b> Flat No- 502, 502-A, 5<sup>th</sup> Floor 23 Barakhamba Road, Narain Manzil New Delhi 110001.</p> <p><b>Shipra Estate Limited</b> <b>(Corporate Guarantor)</b> Flat No-502, 502-A, 5th Floor 23 Barakhamba Road, Narain Manzil New Delhi – 110001.</p> <p><b>Mr. Mohit Singh</b> <b>(Personal Guarantor)</b> KH-4, Kavi Nagar Ghaziabad – 201002</p> <p><b>Ms. Bindu Singh</b> <b>(Security Provider)</b> KH-4, Kavi Nagar, Ghaziabad 201002</p>
2.	Name and Address of the secured creditor	Assets Care and Reconstruction Enterprise Limited (ACRE) (Trustee of ACRE-110-TRUST), 2 <sup>nd</sup> Floor, Mohan Dev Building, 13, Tolstoy Marg New Delhi 110001.
3.	Description of the immovable secured assets to be sold	<p>All that part and parcel of the commercial freehold property bearing <b>Plot No. C, situated at Community Centre, Anand Vihar, Delhi 110092 admeasuring 2674 Sq. Mtrs.</b> together with all buildings, erections, godowns and constructions of every description which are standing, erected or attached thereon with paths, passages, lights, liberties, privileges, easements, advantages and appurtenances whatsoever on the said land, hereditaments and premises appertaining or with the same or any part thereof, and bounded as under;</p> <p>On the North by:     DDA Land On the South by:     Petrol Pump Station On the East by:       DDA Land On the West by:      Road to ITO</p>
4.	Details of the encumbrances know to the secured creditor	Nil, as known to the secured creditor, to the best of its knowledge.

5.	The secured debt for recovery of which the property is to be sold	<b>INR 322,61,41,536/- (Rupees Three Hundred Twenty-Two Crore Sixty-One Lakh Forty-One Thousand Five Hundred Thirty-Six only)</b> as on 25 May 2022, along with future interest, cost expenses thereon w.e.f 26.05.2022 as per Demand Notice dated 25.05.2022.
6.	Deposit of earnest money	<b>EMD: ₹ 15,30,00,000/- (Rupees Fifteen Crore Thirty Lacs)</b> being the 10% of Reserve Price to be remitted by RTGS / NEFT to the Bank account or Demand Draft draw in favour of ACRE-110-TRUST drawn on any Nationalised or Scheduled Bank.
7.	Reserve Price of the immovable secured assets:  Bank account in which EMD to be remitted  Last Date and Time within which EMD to be remitted	<b>₹ 153,00,00,000/- Rupees One Hundred Fifty-Three Crores only)</b>  Account No. 0901102000039491 in the name of beneficiary, ACRE-110-TRUST, with IDBI Bank Limited, IFSC IBKL0000901  On or before 09.11.2022 upto 03:00 p.m..
8.	Time and manner of payment	The successful bidder shall have to deposit 25% of the sale price, On the same day or within 24 hours, on acceptance of the bid price by the Authorised Officer and the balance 75% of the sale price on or before the 15 <sup>th</sup> day of sale. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of the property / amount.
9.	Time and place of e-Auction or time after which sale by any other mode shall be completed	10.11.2022, Online / 2 hours 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	<a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a>
11.	Bid increment	₹ 25,00,000/-/- (Rupees Twenty-Five Lacs Only)

	amount:  Auto extension:  Bid currency & unit of measurement	Auto extension of 10 minutes each  INR
12.	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	01.11.2022, Time 02:30 p.m. Mr. Suresh Kanojia Mob: 9855692211
13.	<b>Other conditions</b>	
	<p>a. Bidders shall hold a valid digital Signature Certificate issued by competent authority and 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 <b>M/s E-Procurement Technologies Ltd. B-801, Wall Street-II, Orient Club, Ellis Bridge, Ahmedabad, Gujarat 380006</b> may be conveyed through e-mail. Bidders can Contact Mr. Ram Prasad Sharma on Mob. No. +91 8000023297 &amp; email Id: <a href="mailto:ramprasad@auctiontiger.net">ramprasad@auctiontiger.net</a>.</p> <p>b. 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 09.11.2022 upto 03:00 p.m. personally (Hard Copy) to the Assets Care and Reconstruction Enterprise Limited (trustee of ACRE-110-TRUST), 2<sup>nd</sup> Floor, Mohan Dev Building, 13, Tolstoy Marg, New Delhi 110001.</p> <p>c. Name of Eligible Bidders will be identified by the Authorised officer of IDBI Trusteeship Services Limited to participate in online e-Auction on the portal <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> Vendor: <b>M/s E-Procurement Technologies Ltd. B-801, Wall Street-II, Orient Club, Ellis Bridge, Ahmedabad, Gujarat 380006</b> who will provide the user ID and Password after due verification on PAN of the Eligible Bidders.</p> <p>d. The successful bidder shall be required to submit the final prices, quoted during the e-Auction as per the annexure after the 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.</p> <p>e. During e-Auction, if no bid is received within the specified time, Authorised officer of IDBI Trusteeship Services Limited at its discretion may decide scrap the e-Auction process / proceed with conventional mode of tendering.</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 &amp; 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</p>	

bidder shall be bound to buy the property at the final bid price. The failure 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.

- 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 property shall not be sold below the reserve price.
- l. The conditional bids may 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 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.
- o. In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.
- p. 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.
- q. 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.
- r. 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 property to sale once again on any date and at such time as may be decided by the ACRE. For any kind of dispute, bidders are required to contact the concerned authorised officer of IDBI Trusteeship Services Limited only.
- s. 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.
- t. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims / rights / dues / affecting the property, prior to submitting their bid.
- u. The intending bidders should make their own independent inquiries

	<p>regarding the encumbrance, demarcation, boundaries, title of property &amp; to inspect &amp; satisfy themselves. IDBI Trusteeship Services Limited will not be responsible for any encumbrances and dues on the property which comes to the knowledge of IDBI Trusteeship Services Limited after the auction date.</p> <p>v. The details shown above are as per the record available with the 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>w. The successful bidder also liable to pay GST, Tax Deducted at Source (TDS) and Property Tax (if applicable) as per prevailing provisions.</p>
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Dated: 04.10.2022  
Place New Delhi

Sd/-  
Authorised Officer  
IDBI Trusteeship Services Limited