

SALE NOTICE**Appendix IV-A (See proviso to Rule 8(6) and 6(2))**

E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002 read with proviso to Rule 8(6) and 6(2) of Security Interest (Enforcement) Rules, 2002)

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantors that the below mentioned Immovable property mortgaged / charged / hypothecated / pledged to **IDBI Trusteeship Services Limited** acting for and on behalf of Assets Care & Reconstruction Enterprise Limited (acting in its capacity of trustee of ACRE-110-TRUST) (**the Secured Creditor**), the Symbolic Possession mentioned below of which has been taken by the Authorised Officer of IDBI Trusteeship Services Limited on 30.08.2021 for Assets Care & Reconstruction Enterprise Limited (Secured Creditor), will be sold on "**As is where is**", **As is what is**" and **Whatever there is**" basis for recovery of the amount as mentioned below, due to the Secured Creditor from the Borrowers, Mortgagors and Guarantors. The reserve price is mentioned below and the earnest money to be deposited is mentioned respectively.

Name of Borrower, Guarantor & Mortgagor	
Just About Movies Private Limited (Borrower / Mortgagor) Flat No- 502, 502-A, 5 th Floor 23 Barakhamba Road, Narain Manzil New Delhi 110001.	Shipra Estate Limited (Corporate Guarantor) Flat No-502, 502-A, 5th Floor 23 Barakhamba Road, Narain Manzil New Delhi – 110001.
Mr. Mohit Singh (Personal Guarantor) KH-4, Kavi Nagar Ghaziabad – 201002	Ms. Bindu Singh (Security Provider) KH-4, Kavi Nagar, Ghaziabad 201002
Details of the Mortgaged Property	
All that part and parcel of the commercial freehold property bearing Plot No. C, situated at Community Centre, Anand Vihar, Delhi 110092 admeasuring 2674 Sq. Mtrs. 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;	
On the North by: DDA Land On the East by: DDA Land	On the South by: Petrol Pump Station On the West by: Road to ITO
Reserve Price (RP)	₹ 153,00,00,000/- (Rupees One Hundred Fifty-Three Crores Only)
EMD 10% of RP	₹ 15,30,00,000/- (Rupees Fifteen Crore Thirty Lacs)
Incremental Amount	₹ 25,00,000/- (Rupees Twenty-Five Lacs)



Outstanding Amount for recovery of which the property is being sold	INR 322,61,41,536/- (Rupees Three Hundred Twenty-Two Crore Sixty-One Lakh Forty-One Thousand Five Hundred Thirty-Six only) 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.
Date / Time of site inspection and Authorised Officer	01.11.2022 at 02:30 p.m. Mr. Suresh Kanojia Mob: 9855692211
Date & Time of e-Auction	10.11.2022 / 2 hours 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 09.11.2022 upto 03:00 p.m. personally (Hard Copy) and online through RTGS / NEFT.	

The intending purchasers and bidders are required to deposit EMD amount either through NEFT / RTGS in the Account No. **0901102000039491** in the name of beneficiary, **ACRE-110-TRUST**, with **IDBI Bank Limited, IFSC IBKL0000901** or by way of Demand Draft drawn in favour of ACRE-110-TRUST drawn on any Nationalized or Scheduled Bank.

TERMS AND CONDITIONS OF THE E-AUCTION ARE AS UNDER:

1. E-Auction is being held on “As is Where is”, “As is What is Basis” and “Whatever there is” basis will be conducted “Online”. The e-Auction will be conducted through the e-Auction service provider **M/s E-Procurement Technologies Ltd. B-801, Wall Street-II, Orient Club, Ellis Bridge, Ahmedabad, Gujarat 380006** at their web portal <https://sarfaesi.auctiontiger.net>. E-Auction Tender Document containing online e-Auction Bid form, Declaration, General terms and Conditions of online auction sale are available on <https://www.acreindia.in> and www.idbitrustee.com.
2. To the best of the 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 the property put on auction and claims / rights / dues / affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Secured Creditor. The property is being sold with all existing and future encumbrances whether known or unknown to the Secured Creditors. The Authorised Officer of Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
3. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The EMD deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of the bid price by the Authorised Officer and the balance of the sale price on or before the 15th 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 on re-auction and the defaulting bidder shall have no claim / right in respect of the property / amount deposited.



4. The sale shall be subject to the rules / conditions prescribed under the Securitisation and reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and rules made thereunder.
5. For detailed terms and conditions of the sale, please refer to the link at the web portal <https://www.acreindia.in> and www.idbitrustee.com.

Dated: 04.10.2022

Place: New Delhi



Authorised Officer,
IDBI Trusteeship Services Limited