

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

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 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 Physical Possession of which has been taken by the Authorised Officer of IDBI Trusteeship Services Limited on 19.12.2022 for Assets Care & Reconstruction Enterprise Limited (Secured Creditor), will be sold on **“As is where is”, As is what is” and Whatever there is” “Without Recourse”** 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 | |
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| 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, 5 th 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 South by: Petrol Pump Station |
| On the East by: DDA Land | On the West by: Road to ITO |
| Reserve Price (RP) | ₹ 108,00,00,000/- (Rupees One Hundred Eight Crores Only) |
| EMD 10% of RP | ₹ 10,80,00,000/- (Rupees Ten Crore Eighty Lakh Only) |
| Incremental Amount | ₹ 20,00,000/- (Rupees Twenty Lacs) |
| Date, Time & Place of Auction | 29.12.2023 from 01:00 p.m. to 03:00 p.m. at Assets Care and Reconstruction Enterprise Limited, 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi 110019 |
| Date & Time of site inspection and Authorised Officer | 20.12.2023 at 11:00 a.m. Mr. Manish Kumar Manav Mob: 8826480016 |

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 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




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| 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. |
| Last Date and Time for submission of request letter of participation, KYC Documents, PAN Card, Proof of EMD etc on or before 28.12.2023 upto 04:00 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 AUCTION ARE AS UNDER:

1. Auction is being held on “As is Where is”, “As is What is Basis” “Whatever there is” and “Without Recourse” basis will be conducted “Offline”. Auction Tender Document containing Auction Bid form, Declaration, General terms and Conditions of offline auction sale are available on <https://www.acreindia.in>.
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 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>.

Dated: 13.12.2023
Place: New Delhi


Authorised Officer,
Assets Care and Reconstruction Enterprise
Limited (Trustee of ACRE-110-TRUST)



ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 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

EDB47657882IN IVR:6968847657882
SP NEHRU PLACE SO <110019>
Counter No:1,13/12/2023,14:07
To:BINDU SINGH,KAVI NAGAR
PIN:201002, Kavi Nagar SO
From:ASSETS CARE,NP
Wt:20gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>
<Dial 18002666668> <Wear Masks, Stay Safe>



EDB47657794IN IVR:6968847657794
SP NEHRU PLACE SO <110019>
Counter No:1,13/12/2023,14:07
To:MOHIT SINGH,KAVI NAGAR
PIN:201002, Kavi Nagar SO
From:ASSETS CARE,NP
Wt:30gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>
<Dial 18002666668> <Wear Masks, Stay Safe>



EDB47656706IN IVR:6968847656706
SP NEHRU PLACE SO <110019>
Counter No:1,13/12/2023,14:07
To:SHIPRA ESTATE LTD,ND
PIN:110001, New Delhi GPO
From:ASSETS CARE,NP
Wt:30gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>
<Dial 18002666668> <Wear Masks, Stay Safe>



EDB47656618IN IVR:6968847656618
SP NEHRU PLACE SO <110019>
Counter No:1,13/12/2023,14:07
To:JUST ABOUT MOVIES P LTD,ND
PIN:110001, New Delhi GPO
From:ASSETS CARE,NP
Wt:30gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>
<Dial 18002666668> <Wear Masks, Stay Safe>



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

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| 1. | Name and Address of the Borrower | <p>Just About Movies Private Limited (Borrower / Mortgagor) Flat No- 502, 502-A, 5th Floor 23 Barakhamba Road, Narain Manzil New Delhi 110001.</p> <p>Shipra Estate Limited (Corporate Guarantor) Flat No-502, 502-A, 5th Floor 23 Barakhamba Road, Narain Manzil New Delhi – 110001.</p> <p>Mr. Mohit Singh (Personal Guarantor) KH-4, Kavi Nagar Ghaziabad – 201002</p> <p>Ms. Bindu Singh (Security Provider) 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), 14 th Floor, Eros Corporate Tower, Nehru Place, New Delhi 110019. |
| 3. | Description of the immovable secured assets to be sold | <p>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;</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 | INR 322,61,41,536/- (Rupees Three Hundred |

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| | recovery of which the property is to be sold | 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. |
| 6. | Deposit of earnest money | EMD: ₹ 10,80,00,000/- (Rupees Ten Crore Eighty Lakhs Only) 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 | ₹ 108,00,00,000/- (Rupees One Hundred Eight Crores only) Account No. 0901102000039491 in the name of beneficiary, ACRE-110-TRUST, with IDBI Bank Limited, IFSC IBKL0000901 On or before 28.12.2023 upto 04:00 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 th 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 Auction or time after which sale by any other mode shall be completed | 29.12.2023, Offline from 01:00 p.m. to 03:00 p.m. at Assets Care and Reconstruction Enterprise Limited, 14 th Floor, Eros Corporate Tower, Nehru Place, New Delhi 110019. |
| 10. | Bid increment amount: Bid currency & unit of measurement | ₹ 20,00,000/-/- (Rupees Twenty Lacs Only) INR |
| 11. | 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 | 20.12.2023, Time 11:00 a.m. Mr. Manish Kumar Manav Mob: 8826480016 |

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| | number | |
| 12. | Other conditions | |
| | <p>a. The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the auction, self-attested copies of KYC Documents, PAN Card, Proof of EMD etc. on or before 28.12.2023 upto 04:00 p.m. personally (Hard Copy) to the Assets Care and Reconstruction Enterprise Limited (trustee of ACRE-110-TRUST), 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi 110019.</p> <p>b. Name of Eligible Bidders will be identified by the Authorised Officer</p> <p>c. During auction, if no bid is received within the specified time, Authorised Officer at its discretion may decide scrap the Auction process / proceed with conventional mode of tendering.</p> <p>d. The Secured Creditor shall not have any liability towards bidders for any interruption or delay in sale process.</p> <p>e. 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 on the part of bidder to comply with any of the terms and conditions of auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.</p> <p>f. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>g. The Authorised Officer shall be at liberty to cancel the auction process / tender at any time, before declaring the successful bidder, without assigning any reason.</p> <p>h. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>i. 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.</p> <p>j. 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).</p> <p>k. 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 auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.</p> <p>l. 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> <p>m. 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.</p> <p>n. 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.</p> <p>o. 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</p> | |

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| | <p>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 Authorised Officer only.</p> <p>p. 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 Auction will be entertained.</p> <p>q. 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.</p> <p>r. The intending bidders should make their own independent inquiries regarding the encumbrance, demarcation, boundaries, title of property & to inspect & satisfy themselves. ACRE will not be responsible for any encumbrances and dues on the property which comes to the knowledge of Authorised Officer / ACRE after the auction date.</p> <p>s. 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>t. 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: 13.12.2023
Place New Delhi

Sd/-
Authorised Officer,
Assets Care and Reconstruction Enterprise
Limited (Trustee of ACRE-110-TRUST)

