

**New Delh** 

## 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

Just About Movies Private Limited
(Borrower / Mortgagor)

(Corporate Guarantor)

Flat No- 502, 502-A, 5<sup>th</sup> Floor
23 Barakhamba Road, Narain Manzil
23 Barakhamba Road, Narain Manzil

New Delhi 110001. New Delhi – 110001.

Mr. Mohit Singh
(Personal Guarantor)

KH-4 Kayi Nagar

Ms. Bindu Singh
(Security Provider)

KH-4 Kayi Nagar

KH-4, Kavi Nagar Ghaziabad – 201002 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)

₹ 20,00,000/- (Rupees Twenty Lacs)

Date, Time & Place of Auction

Reconstruction Enterprise Limited, 14<sup>th</sup> Floor, Eros Corporate Tower, Nehru Place, New Delhi 110019

Date & Time of site 20.12.2023 at 11:00 a.m.

inspection and Mr. Manish Kumar Manav Mob: 8826480016
Authorised Officer

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD

Registered Office: 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel: 91-11-43115600 Fax: 91-11-43115600 Fax

E-mail: acre.arc@acreindia.in Website: www.acreindia.in CIN: U65993DL2002PLC115769

766

768



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

Assets Care and Reconstruction Ent Limited (Trustee of ACRE-110-TRU

New Delhi

## 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

> CIN: U65993DL2002PLC115769 E-mail: acre.arc@acreindia.in Website: www.acreindia.in

CAN FIN HOMES LTD.

CIN: L85110KA1987PLC00859; Above Ganata Bank Bailding First Floor, Plot No. C-3, Sector-1, Noda Placade - 201301

Email: nolda@canfinhomes.com Ph.: 8120-2970184 / 65 / 67 Mob.: 7625079126

Emiliar old-(scralin) brants com. In Dis 17:09-17:01.57.57.47.10.59:12-50:1515

DEMAND NOTICE

DEMAND NOTICE

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(SRAPASSI Act) read with Rule 3(1) of the Security Interest (Enforcement) Rules, 2002 (Rules)

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and puricial nervoy intermal Textur cont Max. Muthood Finance Ltd. (GSTIM 22AABCT03418127), Registered Office: 2nd Floor, Mutho-h-422011. Marsia. Inclia: CNI: L55910KL199FLC011300. Phy 91 484-2394417, 2354712, Faz: 93 484-2395402 intulhedelinance-demi conductory Authoria of Simparing Alfa Zabourts for the period up 10.99 2020; pleegid on 5.3 about by the oa

Internative All Inside Interview (All Inside Inside Interview (All First Auction Date: 20 12 2023

Second Auction Date: 21.12.2023, Auction Centre: Muthool Finance Ltd., First Floor, Plot No. 62, Above Anchal Cloth Emporium, Near Shri Chandra Cherya Chow New Hardwar-249402

First Auction Date: 20.12.2023

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Second Auction Date 21 22 2223 Auction Centers: First Flore, "Curu Cobbind Single Flore", Palnial Research Thomas, Falshware, Nainial II, Ultarrakhand 263141

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CERTIFICATION OF THE PROPERTY w 06.12.2023 Place: Jodhpur

PROTECTING INVESTING FINANCING ADVISING Aditya Birla Finance Ltd.

red Office: Indian Rayon Compound, Veraval, Gujarat - 382266 n Office: 17, Ist Floor, Vijaya Bank Building: Barakhamba Road New Delhi - 116001

[Refer proviso to rule 6 (6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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"Ground Floor, Property No 59], Block S. Sector 2. Rajander Nayar, Chazishade U.P.—
201010" (Hentim referred to as Property I)" And

Flat No. G. U. Ipper Ground Floor, Res RIAS, ABIM Papartment Plot No. 4/18, Sector 5.

Rajander Nayar, Chazishad, U.P.—201010" (Hentim referred to as Property II")

are created area. In advanced on the Sector Section of the Control of the Sector Section of the Sect

ate: 13-12-2023 lace: Ghazishad

Opinion, **Insight Out** 

Opinion, Monday to Saturday To book your copy

Business Standard Insight Out

Assets Care & Reconstruction Enterprise Limited Regd. Office: 14th Fleet, Eros Corporate Tower, Nehm Place, New Delin 10019

SALE NOTICE

Appendix IV-A (See provise to Rule 8(6) and 6(2)

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Name of Borrower, Guarantor & Mortgagor Shipra Estate Limited (Corporate Guarantor) Flat No.502 502:A 5th Floor 23 Barakhamba Road, Narain Manzi New Detri – 110001. Ms. Birdu Singh (Security Provider) KH-4, Kaw Nagar Mr. Mohit Singh

Ortalis of the Mortgaged Property

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nine North by DDALand nine South ty Petroi Pump St On the East by DDALand ₹ 108.00.00.000/- (Rupees One Hundred Eigh ₹ 10 80 00 000r (Rupees Ten Crore Eight EMD 10% of RP Date. Time & Place of Aucti

Leid Date and Time for succession of regulat leider of participation, INTO Date RNV Cent, Proof of EACH concepts of regulat leider of participation, INTO Date RNV Cent, Proof of EACH decrease of regulate all 1.7.2 (201) uses (4.10) pm. premiosity Compliant of the State RNV Cent, Proof of EACH concepts and patients are required to decord EACH amount images NETF (RTDG) into except the 1991/1920/0012991 in the name of the manages of the 1991/1920/1920/1991 in the name of the AACE (1.15-TIMES II vi III) Beat an Limited - 950 (BERLANDOVI) or by my left in Date of the III and III a

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Assets Care and Recommunition Enforceme Limited (Trustine of ACRE-110-TRUST)



tead Office: Level-3, Wockhardt Towers, East Wing C-2 Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051 [al: 022 4241 0400, 022 4060 3100 : Websile: http://www.shrkamfinacccin.Registered.Offi.: Sti Towers, Plot No. 44A South Phase Industrial Estate, Guindy, Chennal 600 032. Branch Off: Stri Floor, office no 609 E. Corporate Park, Sanjay Place Agra. Uttar Pradesh 282002 APPENDIX-IV-A [SEE PROVISION TO RULE 8(6)] AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTIES

NOTE: It is informed that "SHRIRAM CITY UNION FINANCE LIMITED" has been amalgamated with "SHRIRAM TRANSPORT FINANCE LIMITED" as per order of NCLT, Chennal, Subsequently the name of "SHRIRAM TRANSPORT FINANCE LIMITED" with effect from 30.11.2022 vide Certificate of incorporation pursuant to change of name dated 30-11-2022.

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Co-Borrowers/ Communitors/Mortgagers	el 13(2)	(Fig.) &	Bepasti Details	Time of	and inspection
	Damaed Motice	Mil borrowel	(FMO) Details	Auction	date
Loan Agreement No. RSAGRILEZ 190950005 RSAGRILEZ 190950005 LIMS M.N. TOONTRACTOR & SUPPLIES (PROP. MR. VILAY KUMAR KATHEIN) 2. MR. VILAY KUMAR KATHRIYA SO/ RSYMM AL. 3. MRS. MEERA DEVI W.O VILAY KUMAR KATHRIYA All having hair address at: 241, GRAI NO. 05, KARAB ALA STATION RODO., FROZABAO, (U.P.) 285203 PHAR Date: 03.4mg-2022 Date of Prossession Experimental Policy Committee Committe	Demand Notice date- 04-11-2022 of Rs. 23.76.299 (Rupees Yearby Three labhs Sevenly six Thousands Two Hundred and Ninety Nine Only) as per Arbitral Deritral amoust award dated 02-11-2022 with turber interest and turber interest and charges	Rs 39,83,750  (Fupces Truty New Likh Eighty Trives Thousand Seven Hundred lifty Only) Bid Increment: Rs 25,000/(Rlupees Twenty Five Thousand Omly) and In such multiples  Execut Moore Copusit (EdD) (Ns.) Rs 3,98,375/- (Fupces Three Lash Niency Eight Thousand Three Hundred Seventy Five Only) Last Date for Symmission of Embi: 15 Jan 2024 Time 10,00 a.m. to 95,00 o.m. to 95.00	EMD amount to be deposited by way of RTGS/ NET to the account delais menoned the rein below in favour of Shriram Finance Limited BANK NAME-AXIS BANK LIMITED B R A N C H - D R R A D HA K R I S H N N S A L A L MY LA PORE C	16th Jan 2024 Time: 11.00 a.m. to 12.00 P.M.	Rajesh Choudhary 9460117810 Surendra Shekhawal 8385906610 Harlom Sharma 7017849908 Debjyoti 9874702021 Property Ingelion Dale 3rd Jan 2024

ALL THE PART AND PARCEL OF THE HOUSE NAGAR PALIKA NO. 241. SITUATED AT MOHALLA KARWALA STREET NO. 05. TEHSIL & DISTRICT FIROZABAD (UP) ADMEASURING 116 SQ. MTR. BOUNDED DETAILS- EAST: PROPERTY OF PATTO LAL, WEST:- ROAD, NORTH:-PROPERTY OF MAHESI-CHAND & JAILAL, SOUTH:-HOUSE OF NINNURAM.

STATUTARY 30 DAYS NOTICE UNDER RULE B (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES. 2002

STATU LARY 3D UARY MOTICE UNDER MILLE 8 (9) OF THE SECURITY INTEREST (EXPERGEMENT) MILLES, 2002
The borrower/mortgagors/guarantors are hereby notified to pay the sum as mentioned above along with up to dated interest and ancillary expenses before the date of e-auction i.e. 16-01-2024, failing which the property will be auctioned juid and ablance desc. If any, will be recovered with interest add cost.

The Authorised Officer reserves the right to reject any or all bids without furnishing any further reasons. The online auction will be conducted on website (https://www.disposathub.com) of our auction agency NEXXEN SOLUTION PVT. LTD, and for the place of Tender Submission/ for obtaining the bid form / Tender open & Auction, places wist the website https://www.disposathub.com and for foliated terms and conditions of the sale places refer to be link https://www.stricumfinance.in/suction provided in the Shrizam Finance Limited website.

Place : AGRA Date 113-12-2023

प्रसेदस केयर एंड रिकंस्ट्रक्शन एंटबग्राइण लिमिटेड पंजीकृत कार्यालय : 14वा तल, इरोज कॉमीरेट टॉक्र् नेडरू जोत ना दिल्ली 110018

ह कोता, नई प्रदेशका स्वाप्ता विक्रम स्वाप्ता वर्षिकर १९ नए किया को एवं १६) का प्रकार देवी १९८८ के नियम को एवं १६३ ४ अस्त न कि एन प्रस्ति स्वाप्ति

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nd Ry fix बंधककृत संपत्ति के विवरण

्याणिक्षणक व्यापित्वाद्यक्त संविद्य पर्वत है के संवस्त पर आमा नहा है। जो आस होता के द्वारात्र दिन्दी पित्र दिन्दी के संवस्त पर आमा नहा है। जो आस होता है नहीं कि सामा निवासी पात्र पर्वाद कर के स्वित्य है। वस्त प्रति है निवासी और समझ सुद्ध परिवास हम, पार्च स्वत्य है। सिंभावित्य पुरिवास कर के समझ सुद्ध परिवास हम, पार्च स्वत्य है। सिंभावित्य पुरिवास कर के समझ हम के स्वत्य स्वत्य पर बार्च निर्वित स्व हुन दूर दे अवसा नहार स्वान या असन कोई अब उपना की सिन्धुनार परिवित्य है

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ा पर्या भी निरमानुसार प्रस्ता है क्लि है जार्ज हैं, प्लिस है जो हैं, बिज जो बूछ भी हैं छसा किया के जिल्हाकों । प्राथम की नाम प्लिस के को स्थान

अनुपाद (ग) (2918): MUL 2406 2500 2510 2700 2818 3185 3185 3187 3182 3190 3191 3192

श्यत्र सं. 3 (विशिष्टक 55(1)(ए)) १६(3) देखें सण वसूती वार्चविकास शेर्टिक (वीकारी हैं) परती निरम, एसाजि 33-5-23, लाइए 17र, समीच तीत्र देशेंगी पंतिस पर थी अधिक समझ अधिक के या है।

कार ( अपन्य प्रकार के प्र

<del>রাম্মন।</del> এখুম - ২০০১ চনশ্র মান বিশ্বস্থায় মেনি চাহ পদ্ল চেনাহ **29/11/2023** চালুট

ारत र जा राज्य है। अपना पात्र के स्थापन के स्

कर्मा मुख्य ।
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और समुद्रा कर्माम जिस्केट (CIM L5992DL2008PLC138029) पीजून अंग्रेगां में हे से मां अधीयराम में प्रेमिय (अपना क्षिते हों)
से हैं से मां अधीयराम में में प्रमाद्र कर्माम (या जिल्क्स्म अर्थि मां अधीयराम में प्रमाद में प्रमाद में मां अधीयराम में प्रमाद होंगा हुए कर्मा हुए मां मां अधीयराम में प्रमाद मे

भे कर प्रशासकार के के स्थान है।

अपने बांगीन का विश्वास सभी बांजन पर आरटेंस्टन हो-3 0303 का सूच लिया (47 71 करें) बोहर्च जा 1590 स्वरू ावर, 'तंक्रमपट हाट्समा के रूप व प्रवासे जाने या रेपि तोजना में, हीडी आई लेक बीच थिही मा कुछले ज्ञान, सीनीयन 131028, परिचाक

कात सुपन् (अञ्चल भारत देतुः

्रक कि , विकास प्राथमिक प्राथमिक प्राथमिक विकित्त (CAN 45692701.200974.C156829) प्रोप्त क्षेत्रस्था से के अले अंश्रीत्माच्यों ने किस्परित्तास्त्र का विभावस्थान की का स्थापनी क्षेत्रस्था हुं के प्राथमिक के किस्परित्तास्त्र का त्यां स्थापना की का स्थापना की किस्परित्तास्त्र १९६६३ के अला किस्परित हुं तर्मा प्राथमिक का स्थापना की स्थापना

प्रकार को भो-14

क्षा तुम्का करने के कि अधिकार में कि बात कर कि मा तुम्का करीका और तर्त कर कि अधिकार में कि अधिक

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मही प्राधिकत क्रीकरा इतिप्रामुल्स हार्वीमा सामाना निर्देश

 **SB** भागोग दरेर केंद्र, सम्बद्धान अस्ति प्रयूरी शास्त्रा

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भारत सरकार का उपक्रम

....भरोसे का प्रतीक !

. सर्कल शास्त्रा केंद्र, जिला विकास भवन, रोहतक, ई-मेल : cs8307@pnb.co.in, मो. 8130554343

अचल सम्पत्तियों की ई मीलामी बिक्री सार्वजनिक सूचना Ranias : 12/12/2023

		सुराधत पारसपातवा का विवरण			
शाखा का नाम खाता का नाम ऋणी/गारंडर का नाम व पता	सम्पति का विवरण सम्पति के मालिक	(ए) सरफेसी एवट 13(2) मान नोटिस की सिवि (बी) बकावा शरिर डिमान मेटिस अनुशार (सी) सरफेसी एक्ट 13(4) कब्जे की सिवि (बी) कब्जे का प्रारूप	(ए) आरक्षित मृत्य (बी) ई एम डी (सी) बिड पृद्धि सडि।	तिथि व	सुरक्षित लेनदार को झात भार का वियरण
शास्त्रा कार्यालयः सिवित लाङ्ग, रोहतम भी 7419001832	एक संघीतवार संक्रम प्लीट मं सी-223, पी-प्रणीय, स्वीम स. ५ विस्तवार साथ		(थी) । 2.80 लाख (थी) । 2.80 लाख (शी) । 0 लाख	03.01.2024 सुयह 11 बज हो शाम 4 थले	ज्ञात नहीं है

पैक उपरोक्तरायति को शीराणी तथ विधि को कर देवा।

5 उपरोक्तरायति को श्रीराणी विधि विधारण प्रियम प्राधिकृत अधिकारी की सर्वातम जनकारी के अनुसार है, तेकिन प्राधिकृत अधिकारी दन प्रापणा में किसी हुई।

जनत स्वाती यह कि सिंग अवाधिदें की देवा

6 भीरानीभिक्कों है भीरानी पिदें https://www.mistecommerce.com/12 अपर प्रियेन रामा व हिरांका को दोगी।

7 किसी की सिंगून विधानक वार्त अपर्थितिक स्वराहण (https://www.bapi.hol/https://www.phbodia in lihttps://www.mistecommerce.com
18 कुक्का कार्रियर अप्रितिकित दिन https://www.mistecommerce.com/suctionhome/bapi/index pip पर शितरद कर, kyc extrica अपरांत कर तथा
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9 प्रियम् अधिकारी कार्य कर हो भीरानीभी विधि हो उन्हें के स्वराहण कर स्वराहण कर स्वराहण के स्वराहण के स्वराहण कर स्वराहण के स्वराहण कर स

सरफेरी अधिनयम, 2002 के नियम 8 (6) के तहत वैद्यानिक विक्री सुवना



ED847657882IN IVR:6968847657882 SPINEHRU PLACE SC (110019) Counter No:1.13/12/2023,14:07 To:BINDU SINGH.KAVI NAGAR 🕆 PIN:201002, Kavi Nagar SD From: ASSETS CARE, Nº Wt:20oms Amt:17.70(Cash)Tax:2.70 (Track on www.indiapost.cov.in) (Dial 1802/46868) Wear Masks, Stay Safe).

India Post

भारतीय डाक

## ED847657794IN IVR:6968847657794 SP NEHRU PLACE SO (110019)

Counter No:1,13/12/2023,14:67 TO: MOHIT SINSH . XAVI NASAR PIN:201002, Kavi Nagar SD From: ASSETS CARE, NP Wt:30gms Amt:17.70(Cash)Tax:2.70 (Track on www.indiapost.gov.in) India Post

(Dial 18902868869) (Wear Masks, Stay Safe)

EDB47656706IN IVR:6968847656706

SP NEHRU PLACE SD (110019) Counter No:1,13/12/2023,14:07 TOISHIPRA ESTATE LTD, ND PIN:110001, New Delhi GPO From ASSETS CARE IN Wt:Joons Amt: 17.70 (Cash) Tax: 2.70 (Track on www.indiapost.gov.in)

India Post

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EDB47656618IN IVR:6968847656616

(Dial 18002666868) (Wear Fasks, Stay Safe)

SP NEHRU PLACE SO (110019) Counter No:1,13/12/2023,14:07 To:JUST ABOUT MOVIES P LTD.ND PIN:110001, New Delhi 590 From: ASSETS CARE, NP Wt:30oms Ant:17.70(Cash)Tax:2.70 (Track on www.indiapost.gov.in) (Dial 18002666B5B) (Wear Masks, Stay Safe)

India Post

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	Just About Movies Private Limited
	the Borrower	(Borrower / Mortgagor)
		Flat No- 502, 502-A, 5 <sup>th</sup> 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
2.	Name and Address of	Assets Care and Reconstruction Enterprise Limited
	the secured creditor	(ACRE) (Trustee of ACRE-110-TRUST), 14 <sup>th</sup> Floor,
		Eros Corporate Tower, Nehru Place, New Delhi 110019.
3.	Description of the	All that part and parcel of the commercial freehold
] 3.	immovable secured	property bearing Plot No. C, situated at Community
	assets to be sold	Centre, Anand Vihar, Delhi 110092 admeasuring
		<b>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;
		On the North by: DDA Land
		On the South by: Petrol Pump Station
		On the East by: DDA Land
4	D + 11	On the West by: Road to ITO
4.	Details of the	Nil, as known to the secured creditor, to the best of
	encumbrances know to the secured creditor	its knowledge.
5.	The secured debt for	INR 322,61,41,536/- (Rupees Three Hundred
J.	The secured debt 101	1111 344,01,71,330/- (Rupees linee Hundred

	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:	₹ 108,00,00,000/- (Rupees One Hundred Eight Crores only)
	Bank account in which EMD to be remitted	Account No. 0901102000039491 in the name of beneficiary, ACRE-110-TRUST, with IDBI Bank Limited, IFSC IBKL0000901
	Last Date and Time within which EMD to be remitted	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 <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 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 <sup>th</sup> Floor, Eros Corporate Tower, Nehru Place, New Delhi 110019.
10.	Bid increment amount:	₹ 20,00,000/-/- (Rupees Twenty Lacs Only)
	Bid currency & unit of measurement	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

number

## 12. Other conditions

- 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), 14<sup>th</sup> Floor, Eros Corporate Tower, Nehru Place, New Delhi 110019.
- b. Name of Eligible Bidders will be identified by the Authorised Officer
- 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.
- d. The Secured Creditor shall not have any liability towards bidders for any interruption or delay in sale process.
- 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 a uction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.
- f. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- 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.
- h. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
- 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.
- 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).
- 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.
- 1. 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.
- 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.
- 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.
- 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

- 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. 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.
- 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.
- 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.
- 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.
- t. The successful bidder also liable to pay GST, Tax Deducted at Source (TDS) and Property Tax (if applicable) as per prevailing provisions.

Dated: 13.12.2023
Place New Delhi

Assets Care and Reco

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

Sd/-

Assets Care & Reconstruction Enterprise Limited Regd. Office: 14th Floor; Eres Cerprode Tower, Halter Place, Nr. 14th Floor; Asset McCore See Asset Office Asset McCore See Asset Office Asset McCore See Asset Office Asset McCore See Asset McCore

Name of Borrower, Guarantor & Mortgagor		
Just About Movies Private Limited	Shipra Estate Limited	
(Borrower / Mortgagor)	(Corporate Quarenter)	
Flat No- 502, 502-A, 5th Floor	Flat No-502, 502-A, 5th Floor	
23 Barakhamba Road, Natain Manzil	23 Benethamba Road, Narain Marci	
New Dehi 110001.	New Delhi – 110001.	
Mr. Mohit Singh	Ms. Bindu Singh	
(Personal Guarantor)	(Security Provider)	
IGH-4, Kavi Nager	KH-4, Kavi Nagar,	
Ghaziabad – 201002	Ghaziabad 201002	

Obacisha 201002 Obacisha 20100

On the North by: DDA Land On the South by: Petrol Pump Station	On the East by: DDALand On the West by: Road to ITO
Reserve Price (RP)	₹ 108,00,00,000/- (Rupees One Hundred Eight Crores Only)
EMD 10% of RP	₹ 10,80,00,000F (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 11:0019
Date & Time of site inspection and Authorised Officer	20.12.2023 at 11:00 a.m. Mr. Manish Kumar Manav Mob: 8826480016
Outstanding Amount for recovery of which the property is being sold	INR 322,61,41,5361- [Rupees Three Hundred Twenty-Two Crore Sisty-One Lakh Forty-One Thousand Five Hundred Thirty-Six only) as on 25 May 2022, along with future interest, cost

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https://www.acreindia.in.	
Dated: 13.12.2023	Authorised Officer
Place: New Delhi	Assets Care and Reconstruction Enterprise Limite
	(Trustee of ACRE-110-TRUST

प्रोट्स केवर एंड रिकंस्ट्रकान एंटराइज किनिटेड पंजीकृत कार्यातम : अर्था तल, इरोज कीजेरेट टॉवर, नेडक फोस, नई दिल्ली 110019

जवारकर्ता, ग	संटर एवं बंधककर्ता का नाम		
जरूट सवास्ट गूरीज प्राइवेट लिमिटेड	Plear gobs forPriba		
(sured /esess)	(क्रमेरिट मार्स्टर)		
पतेट नं.— 502, 502-ए, 541 तत	फॉर्ट चं.— 500, 500-ए, इस राज		
23 बातसंत्रा रोट, नारायण गजिल	23 बावर्कमा चेत्र, नावगण मंदित		
नई दिल्ती 110001	गई दिल्ली 110001		
की चोडिय शिंह	सुनी बिंदु शिंह		
(व्यक्तिमत मार्ग्टर)	(ultrafit sector)		
वेम्य-४, कवि नगर	केएच-ब, कवि नगर		
गाविकाबाद — 201002	गावित्रामाद — 201002		
बंधककत शंपति के विवरण			

स्थान स्यान स्थान स्थान

दक्षिण : पेट्रोल पंप स्टेशन,	परिवम : आईटीओ तक सड़क
मार्थात पूज्य (मार्ग्य)	<ul> <li>क. 100,00,00,000/- (क्यने एक पी आठ करोड़ पात)</li> </ul>
आस्पी की 10% ईएसबी	च. 10,00,00,000/-(रूपने यस करोड़ अरसी ताल गात)
वृद्धिशील चरि	च. 20,00,000/— (चपने बीच जाख गात)
नीतानी की जिम्हि, समय एवं स्थान	29-12-2023 को जग्द 01:00 से 03:00 को तक, एरोट्स केमर एंट रिकंट्ट्रकान एंट्स्ट्राइक डिकिटेंट, 14मां तक, इरोज कोजीरेट टॉनर, फेल्ड फोस, गई रिज्यों 110010 में।
कात निर्माण की शिवि एवं समय राज्य प्राविद्वार अधिकारी	20-12-2023 को 11:00 वर्ण श्री गरीब कुगार गानव, गोबा: 0026400016
बकाया शरि, जिसकी बस्तुनी के जिए संपत्ति। का विक्रम किया था शत है	च. 322,81,61,000/— (००वे तीन वो नाईस करोड इक्ता ताम इक्तातील इक्ता पार वो मतील पाने 25 पई 2022 के अमुतार, 26-05-2022 से प्रमाणे पाति पर निज्ञ पानि मान, जायत, नानों के साम, मोन सुरना दिनक 25-09-2022 के अनुसार
	<del>*</del>

मागीकरी का अनुसंघ पन, केबईसी प्रतेत, पैन काई, ईएगडी का प्रणण, इत्यादि व्यक्तिगत कम में (शामीक क्री)) तथा काटकैमीएन/एनईएकटी के मागम से औरकाइमा मानुस करने की अधिन वित्री एसं समान क्रम-क्र-काक के जब काक कर करना दुससे चुने।

- (स्वातिक अति) या जारियोन्स अवस्थित के स्वात में जीवादार आहा करने की जीवा (स्वातिक अति) या जारियोन्स अवस्थित के स्वात है कि जे या जीवादार आहा करने की जीवा का क्षेत्र के स्वातिक अति के स्वतिक के स्वातिक के स्वातिक अति के स्वातिक अति के स्वातिक अति के स्वातिक के स्वातिक अति के स्वतिक अति के स्वातिक अत्यातिक अति के स्वातिक अत्यातिक अति के स्वातिक अत्यातिक अत्यातिक अति के स्वातिक अत्यातिक अति के स्वातिक अति का स्वातिक अति का

(iii : 13−12−2021 | iii : 15 | ii | iii | ii | iii |

ज्ञाविकृत व्यविकारी एसेट्स कंपर एंड रिकंस्ट्रकान एंटराझडून सिविटेड (एसीआरई-110-ट्रक्ट के ट्रक्टी)