

APPENDIX IV-A

Sale Notice for sale of Immovable Property

E-Auction Sale Notice 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.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable Property mortgaged to **Assets Care & Reconstruction Enterprise Ltd.** [CIN: **U65993DL2002PLC115769**] ("**Secured Creditor**"), the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on **26.12.2024** from **04.00 P.M. to 05.00 P.M.**, for recovery of **Rs.123,64,16,135.17 (Rupees One Hundred Twenty Three Crore Sixty Four Lakh Sixteen Thousand One Hundred Thirty Five and Paise Seventeen only)** pending towards Loan Account No. **N001XIX** [old Loan Account No. **S000241424** with Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.)], by way of outstanding principal, arrears (including accrued late charges) and interest till **18.11.2024** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **19.11.2024** along with legal expenses and other charges due to the Secured Creditor from **NANDISHWAR DEVELOPERS PRIVATE LIMITED, HARRESH NAVNITRAI MEHTA, ROHAN JITENDRA MEHTA, MULTIARC DEVELOPERS PRIVATE LIMITED, NANO ESTATE PRIVATE LIMITED, RUBEN ESTATES PRIVATE LIMITED, MENTOR REALITIES PRIVATE LIMITED, ILA J. MEHTA, SAPNA R. MEHTA, MAYURRI HARRRESH MEHTA AND PRACHI ANUJ MEHTA.**

The old Loan Account bearing No. **S000241424**, along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s), including the Immovable Property, had been assigned by Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) to Indiabulls Asset Reconstruction Co. Ltd. ("**IARCL**") vide Assignment Agreement dated **30.06.2021**, and the same had been renumbered by IARCL and bears new Loan Account No. **N001XIX**. The said Loan Account has been further assigned by IARCL to and in favour of the Secured Creditor, acting as a **Trustee of ACRE-102-Trust** vide Assignment Agreement dated **29.06.2022**.

The Reserve Price for the Immovable Property will be **Rs.20,01,28,000/- (Rupees Twenty Crore One Lakh Twenty Eight Thousand only)** and the Earnest Money Deposit ("**EMD**") will be **Rs.2,00,12,800/- (Rupees Two Crore Twelve Thousand Eight Hundred only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THAT PIECES OR PARCELS OF PROPERTIES/UNIT(S)/APARTMENT(S)/FLAT(S) AS UNDER (CONSTRUCTED/TO BE CONSTRUCTED) TOGETHER WITH ALL THE PRESENT AND/OR FUTURE STRUCTURES, FURNITURE, FIXTURES, FITTINGS, STANDING AND/OR PLANT AND

MACHINERY INSTALLED/TO BE INSTALLED AND/OR CONSTRUCTED/ TO BE CONSTRUCTED THEREON AND ALL THE PRESENT AND FUTURE RIGHTS, TITLE AND/OR INTERESTS OF THE MORTGAGOR(S) [I.E. THE RESPECTIVE OWNER(S)] THEREIN:

S.No.	Tower	Unit(s)/ Apartment(s) /Flat(s) No.	Floor	Built-up Area (Square Feet)	Carpet Area (Square Feet)	Owned By
1	Mangalam Apartments	29	2 nd (Ground Floor on road side)	602.40	502	Multiarc Developers Private Limited
2		7	4th	750	625	Nano Estate Private Limited
3		10	4th	1200	1000	Ruben Estate Private Limited
4		24	8th	1200	1000	Mentor Realities Private Limited
	Total			3,752.40	3127	

TOTALING 4 NUMBER OF UNIT(S)/ APARTMENT(S)/ FLAT(S) AND HAVING 3,752.40 SQUARE FEET AREA (BUILT-UP AREA) (I.E. 3,127 SQUARE FEET CARPET AREA) IN THE AGGREGATE TOGETHER WITH 0 NUMBER OF CAR PARKING SPACES (ON THE GROUND FLOOR/ BASEMENT) ALLOCATED/ TO BE ALLOCATED FOR THE AFORESAID UNIT(S)/ APARTMENT(S)/ FLAT(S), IN THE BUILDING CURRENTLY NAMED AS "MANGALAM APARTMENTS", CONSTRUCTED/ TO BE CONSTRUCTED ON THE FOLLOWING LAND ("SAID LAND") TOGETHER WITH PROPORTIONATE UNDIVIDED SHARE, RIGHT, TITLE, AND/ OR INTEREST IN THE SAID LAND, COMMON AREAS AND COMMON FACILITIES/AMENITIES:

CTS NO. 286 OF MALABAR AND CUMBALLA HILL DIVISION, SITUATE, LYING AND BEING AT 99A, WALKESHWAR ROAD, MUMBAI – 400006, ADMEASURING AROUND 1070.25 SQUARE METERS, LEASED TO/IN FAVOUR OF MANGALAM APARTMENT CO-OPERATIVE HOUSING SOCIETY LIMITED AND BUTTED AND BOUNDED BY IN THE :-

NORTH : WALKESHWAR ROAD
EAST : NEW INDRABHAVAN BUILDING
SOUTH : JAIN TEMPLE
WEST : ARABIAN SEA

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. www.acreindia.in; Contact No: 0124-6910910, +91 7065451024; E-mail id: auctionhelpline@sammaancapital.com
For bidding, log on to www.auctionfocus.in

s/d

AUTHORISED OFFICER

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

TRUSTEE OF ACRE-102-TRUST

Date: 19.11.2024

Place: MUMBAI

"For any grievance you may contact Mr. Mohd Shariq Malik, Grievance Redressal Officer, Phone No. 011-66115609, Email : complaint@acreindia.in. The detailed policy on Grievance Redressal Mechanism within the organisation can be accessed at <https://www.acreindia.in/compliance>".

Detailed Terms and Conditions of Online Public Auction (e-Auction) for Sale of the Scheduled Property(ies).

Procedure for e-Auction:

- 1) All interested Bidder(s) shall be required to register on the e-Auction website, i.e. www.auctionfocus.in, using his/her Name, Address, Mobile Number and E-mail id. Upon verification of the concerned E-mail I'd, the interested bidder(s) can log on to the e-auction platform by using his/her username and password. Subsequent to login, a Tender Document will be visible on the e-Auction portal.
- 2) All interested Bidder(s) need to fill the Tender Document available online on the e-Auction website, i.e. www.auctionfocus.in with all details sought in the Tender Document provided by the Auctioneer.
- 3) The Tender Document shall be accompanied by Earnest Money Deposit ("**EMD**") equivalent to 10% of the Reserve Price declared by the Auctioneer, which EMD is to be paid by DD/ RTGS/ NEFT/Cheque (subject to approval and clearance) or through any other proper banking channels to the credit and in favour of "**ACRE-102-TRUST**"; Account No. **0901102000038988** with **IDBI Bank Limited (IFSC: IBKL0000901)**, having its branch at **IFCI TOWER, 61, NEHRU PLACE P.B. NO. 4499 NEW DELHI - 110 019**. Thereafter, the interested Bidders shall be required to upload their KYC documents, and/or other relevant documents, along with the proof of EMD, which shall be duly verified by the Auctioneer.
- 4) The Scheduled Property(ies) shall not be sold at a price lower than the prescribed Reserve Price.
- 5) The successful bidder(s) shall pay 25% amount of the sale price (*less* 10% of the Reserve Price paid before submitting the tender) immediately i.e. either on the same day or not later than the next working day. Upon receipt of 25% amount of the sale price, the Auctioneer will issue a Letter of Confirmation in favour of the successful bidder(s), thereby confirming the sale of the Scheduled Property(ies). The remaining balance of the Sale Price shall be paid within 15 days from the date of confirmation of sale, however, the said period to deposit the balance amount of the Sale Price shall not exceed more than 30 days from the date of confirmation of sale by the Auctioneer.
- 6) That on receipt of the balance amount of the Sale Price, the Auctioneer will issue Sale Certificate under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 9(6) of the Security Interest (Enforcement) Rules, 2002.
- 7) In an event of default in payment of any of these amounts, or if the sale could not be completed by reason of default on part of the successful Bidder(s), the Auctioneer shall be entitled to forfeit all amounts paid by the successful Bidder(s) along with an absolute discretion to put up the Scheduled Property(ies) for re-auction/ resale, and such defaulting Bidder(s) shall forfeit all claims with respect to the Scheduled Property(ies), or to any part of the sum for which the Scheduled Property(ies) may be subsequently sold

Other Terms and Conditions:

- 1) The decision of the Auctioneer with respect to the declaration of successful Bidder(s) shall be final and binding on all Bidder(s).
- 2) The Auctioneer shall be at a liberty to cancel the Auction at any time, before declaring the successful Bidder(s), without assigning any reason.
- 3) The EMD of unsuccessful Bidder(s) will be refunded within 15 days of closure of e-Auction, as per the details provided by such Bidder(s) in the "Tender Document". The Bidder(s) will not be entitled to claim any interests, costs, expenses and/ or any other charges, if any.
- 4) In case of any dispute arising as to the validity of bid, amount of bid, EMD, eligibility of Bidder(s), authorisation of person(s) representing Bidder(s), etc., the interpretation and decision of the Auctioneer shall be final and binding on all Bidder(s). In such an eventuality, the Auctioneer shall in its sole discretion be entitled to call off the instant auction and may again put the property to sale on such date and time, as may be decided by the Auctioneer.
- 5) The Auctioneer has an absolute right and discretion to accept or reject any or all bid(s), or to adjourn/ postpone/ cancel the auction, or to modify the terms and conditions of the auction, without assigning any reason or providing prior notice.

- 6) The auction will be an online e-Auction conducted on the Auction **Website i.e. www.auctionfocus.in** from **04:00 PM to 05:00 PM** with automated extensions of 5 minutes each. However, the Auctioneer, at its discretion, may decide to extend the time of Auction.
- 7) The Scheduled Property(ies) is strictly offered for sale on “**AS IS WHERE IS**”, “**AS IS WHAT IS**” and “**WHATEVER THERE IS**” basis. The Auctioneer, thus, does not undertake any liability to procure any permission/ license, NOC, etc., in respect of the Scheduled Property(ies) offered for sale. The Auctioneer is also not liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, dues of Municipal Corporation/ local authority/ CHS and/ or other dues, taxes, if any, with respect to the Scheduled Property(ies).
- 8) Bidder(s) are advised, in their own interest, to verify the area of the premises of the Scheduled Property(ies), and any outstanding dues like Sales Tax, Excise Duties, etc., from respective authorities, to their own satisfaction, before submitting the bid.
- 9) The successful Bidder(s) will be required to bear all necessary expenses like stamp duties, registration expenses, etc., for transfer of the Scheduled Property(ies) in the name of such successful Bidder(s).
- 10) The Auctioneer reserves its right to accept or reject any or all bids, without giving any notice or assigning any reason thereof.
- 11) Please note that the Sale Certificate shall only be issued in the name of the successful Bidder(s), in whose name the bid is submitted.
- 12) Words and expressions used herein shall have the same meaning, respectively, as assigned in the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and the Security Interest (Enforcement) Rules, 2002.