

APPENDIX IV-A (PROVISO TO RULE 8(6))

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Auction sale notice for sale of Immovable Property under SARFAESI Act, 2002 read with proviso to rule 8(6) of Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to borrowers and guarantors, details whereof are mentioned below, that the below described immovable property mortgaged/charged to the India Resurgence ARC Private Limited (India RF/Secured Creditor), the possession of which has been taken by the Authorised Officer of India RF/Secured Creditor will be sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" as per the brief particulars mentioned in the schedule.

S. No.	Name of the Borrower/Co-Borrower/Guarantor/Mortgagor	Outstanding Amount as on 31.03.2023*	Description of the property and Encumbrances**, if any:	Type and Date of Possession	Reserve Price	Earnest Money Deposit (EMD)	Last date for submission of Bid and EMD	Date and Time of E-Auction
1.	Leena Fashion Embroiders Pvt Ltd, Chandan Stores D.D., Karan Nirmal Chhadwa, Leena Nirmal Chhadwa and Nirmal Gagubhai Chhadwa	Rs. 27,91,64,100 (Rupees Twenty Seven Crore Ninety One Lakh Sixty Four Thousand One Hundred Only)	Leasehold plot No.25 & 26, CS no.93 (Part), CTS no. 1A, Deonar Ancillary Industrial Estate Sonapur Road, Deonar, Govandi East, Mumbai - 400 043 admeasuring 1,925 sq. mt. along with building thereon, bounded as follows: North: Adjoining property/Plot No.27 South: Approach Road/Sonapur Road East: Plot No.27 West: Plot No.24	Physical Possession taken 03.11.2022	14,29,00,000 (Rupees Fourteen Crore Twenty Nine Lakhs Only)	1,42,90,000 (Rupees One Crore Forty Two Lakh Ninety Two Thousand - Only)	02.05.2023 by 6:00 pm	03.05.2023 at 12:00 pm
2.	Digital Alchemy India Private Limited, Hemant Madhukant Thacker, Alpa Hemant Thacker, Jaywanti Madhukant Thacker	Rs. 8,49,66,659 (Rupees Eight Crore Forty Nine Lakh Sixty Six Thousand Six Hundred Fifty Nine Only)	Shop No. 5 & 6 admeasuring 114.28 sq. mtrs. built up, Ground Floor, Trade Centre, Final Plot No. 553,555,556, TPS III, Mahim, Off. MMC Road, Mumbai - 400016. Encumbrances: MCGM dues over the properties is Rs. 36,00,000 (Rupees Thirty Six Lakhs) as on 31.03.2022 along with future interest being charged by MCGM.	Physical possession dated 17.04.2018	Rs. 2,79,00,000 (Rupees Two Crore Seventy Nine Lakh Only)	Rs. 27,90,000 (Rupees Twenty Seven Lakh Ninety Thousand Only)	02.05.2023 by 6:00 pm	03.05.2023 at 12:00 pm
3.	Remanika Apparels Private Limited, Seema Kakkar, Suresh Chandra Mehrotra	Rs. 18,97,73,700 (Rupees Eighteen Crore Ninety Seven Lakh Seventy Three Thousand Seven Hundred Only)	Flat No.401, 4th Floor, Clover, Dosti Acres, Shaikh Mistry Road, Antop Hill, Wadala, Mumbai - 400 037 admeasuring 858 sq.ft carpet area	Physical Possession dated 25.02.2022	Rs. 2,30,00,000 (Rupees Two Crore Thirty Lakh Only)	Rs. 23,00,000 (Rupees Twenty Three Lakh Only)	02.05.2023 by 6:00 pm	03.05.2023 at 12:00 pm
4.	Subodh Apparels, B R Apparels Private Limited, Deepa Nilesh Vora, Vikas Ramji Vora, Bela Vikas Vora, Nilesh Ramji Vora	Rs. 11,38,20,407 (Rupees Eleven Crore Thirty Eight Lakh Twenty Thousand Four Hundred and Seven Only)	Industrial / Commercial Premises at Mezzanine floor adm. 1,100 sq ft built up, 1st floor adm. 2,500 sq ft built up and 2nd Floor adm. 2,500 sq ft. built-up totalling to 6,100 sq ft built up area. Building No. 1 & 2, Universal Estate Premises Co-Operative Society Limited, Madra Village Road, Anandheri (East), Mumbai - 400069 Outstanding Maintenance and Assessment Tax: Mezzanine and 1st floor - Rs. 24,85,799 as on 31.12.2022 2nd floor - Rs. 17,26,278 as on 31.12.2022	Physical possession dated 08.11.2019	Rs. 5,32,00,000 (Rupees Five Crore Thirty Two Lakh Only)	Rs. 53,20,000 (Rupees Fifty Three Lakh Twenty Thousand Only)	02.05.2023 by 6:00 pm	03.05.2023 at 12:00 pm
5.	Subodh Apparels, B R Apparels Private Limited, Deepa Nilesh Vora, Vikas Ramji Vora, Bela Vikas Vora, Nilesh Ramji Vora	Rs. 11,38,20,407 (Rupees Eleven Crore Thirty Eight Lakh Twenty Thousand Four Hundred and Seven Only)	Flat No. 202 on 2nd floor adm. 761.25 sq ft carpet area at Saraswat Apartment CHS, adm., Off Dr.S Radhakrishnan Marg, Andheri East, Mumbai - 400069 Outstanding maintenance and property tax charges of Rs. 2,99,718 as on 31.12.2022	Physical possession dated 11.11.2022	Rs. 1,82,50,000 (Rupees One Crore Eighty Two Lakh Fifty Thousand Only)	Rs. 18,25,000 (Rupees Eighteen Lakh Twenty Five Thousand Only)	02.05.2023 by 6:00 pm	03.05.2023 at 12:00 pm
6.	Subodh Apparels, B R Apparels Private Limited, Deepa Nilesh Vora, Vikas Ramji Vora, Bela Vikas Vora, Nilesh Ramji Vora	Rs. 11,38,20,407 (Rupees Eleven Crore Thirty Eight Lakh Twenty Thousand Four Hundred and Seven Only)	Flat No. 302 on 3rd floor adm. 761.25 sq ft carpet area at Saraswat Apartment CHS, adm., Off Dr. S Radhakrishnan Marg, Andheri East, Mumbai - 400069 Outstanding maintenance and property tax charges of Rs. 3,41,359 as on 31.12.2022	Physical possession dated 11.11.2022	Rs. 1,82,50,000 (Rupees One Crore Eighty Two Lakh Fifty Thousand Only)	Rs. 18,25,000 (Rupees Eighteen Lakh Twenty Five Thousand Only)	02.05.2023 by 6:00 pm	03.05.2023 at 12:00 pm
7.	Bahubali Kumar Jain	Rs. 3,27,60,326 (Rupees Three Crore Twenty Seven Lakh Sixty Thousand Three Hundred Twenty Six Only)	Shop No.28, Ground Floor, City Centre Mall, Plot No.18, Sector 19/D, Palm Beach Road, Vashi, Navi Mumbai - 400 706 having carpet area of 608 sq.ft	Symbolic possession dated 04.12.2021	Rs. 60,00,000 (Rupees Sixty Lakh Only)	Rs. 6,00,000 (Rupees Six Lakh Only)	17.05.2023	18.05.2023
8.	Bahubali Kumar Jain	Rs. 3,27,58,487 (Rupees Three Crore Twenty Seven Lakh Fifty Eight Thousand Four Hundred Eighty Seven Only)	Shop No.29, Ground Floor, City Centre Mall, Plot No.18, Sector 19/D, Palm Beach Road, Vashi, Navi Mumbai - 400 706 having carpet area of 630 sq.ft	Symbolic possession dated 04.12.2021	Rs. 60,00,000 (Rupees Sixty Lakh Only)	Rs. 6,00,000 (Rupees Six Lakh Only)	17.05.2023	18.05.2023
9.	Shekhar Sumant Dadarkar, Shreerang Gangadhar Vaze	Rs. 4,97,44,414 (Rupees Four Crore Ninety Seven Lakh Forty Four Thousand Four Hundred Fourteen Only)	Shop No. 1 and 2 on First Floor admeasuring 3,520 sq. ft. built up area, situated in Building No. 4, Tilak Nagar Sun View Co-Operative Housing Society bearing Sr. No. 14, CTS No. 16 part, Tilak Nagar, Chembur, Mumbai - 400 089. Encumbrances: Maintenance and Property tax dues of Rs. 72,33,077 as on 01.11.2022 payable to Tilaknagar Sun View Co-Operative Housing Society Limited. The Original Title deeds of both the Properties are filed with the EOW in case number registered as C. R. No. 84 of 2017.	Physical possession dated 09.11.2022	Rs. 4,13,00,000 (Rupees Four Crore Thirteen Lakh Only)	Rs. 41,30,000 (Rupees Forty One Lakh Thirty Thousand Only)	02.05.2023 by 6:00 pm	03.05.2023 at 12:00 pm
10.	Tasaa Software Services Private Limited, Ameet B. Shah, Rushabh Ameet Shah	Rs. 4,74,32,156 (Rupees Four Crore Seventy Four Lakh Thirty Two Thousand One Hundred Fifty Six Only)	Office No.703, admeasuring 1106 Sq. Ft., built-up area at 7th floor, in the Building known as "Sai Plaza", Survey No.10, Hissa No.2(part), CTS No. 761, Next to Saki Naka Telephone Exchange, Andheri-Kurla Road, Saki Naka, Andheri (East), Mumbai-400072	Physical possession dated 19.05.2022	Rs. 1,50,00,000 (Rupees One Crore Fifty Lakh Only)	Rs. 15,00,000 (Rupees Fifteen Lakh Only)	02.05.2023 by 6:00 pm	03.05.2023 at 12:00 pm

*together with further interest as applicable, incidental expenses, costs, charges, etc. incurred up to the date of payment and realisation thereof.
**other than the encumbrances mentioned in the table above, there are no encumbrances on the immovable property to the best of knowledge of Authorised Officer of Secured Creditor. The intending bidders should do their own independent diligence regarding the encumbrances, title of the Immovable Property. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.

TERMS & CONDITIONS

- E-Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.bankauctions.in>. Bidders are advised to go through the website for detailed terms & process before taking part in the e-Auction sale proceedings.
- For inspection of the properties & property documents, or any other sale related query, please contact Mr. Harshwardhan Kadam - 9819058003.
- The immovable property will not be sold below the Reserve Price (RP) and accordingly the participating bidders are invited to bid more than the RP and may enhance their offer further during auction process as specified by the agency conducting the auction i.e. M/S 4Closure.
- The interested bidders before the last date & time of submission of the Bid shall submit their Earnest Money Deposit (EMD) to Elexa Resolution Advisors LLP, duly authorized service provider of India RF at their office at AWFIS, Unit no. 304, 3rd Floor, Adani Inspire BKC, G Block, Bandra Kuria Complex, Mumbai-400051 through Demand Draft/NEFT/RTGS/PAY ORDER as follows:
 - For Property at Sr. No. 1 to 9, in favour of "India Resurgence ARC Trust II" payable at Mumbai. HDFC Bank Limited, Account Number- 5750000340699, IFSC Code: HDFC0000060 and
 - For Property at Sr. No. 10 in favour of "India Resurgence ARC Trust IV", HDFC Bank Limited, Account Number- 57500000341064, IFSC Code: HDFC0000060 payable at Mumbai.

ther than the encumbrances mentioned in the table above, there are no encumbrances on the title of the Immoveable Property. The intending bidders should do their own independent diligence regarding the encumbrances, title of the Immoveable Property. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.

TERMS & CONDITIONS

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The interested bidders before the last date & time of submission of the Bid shall submit their Earnest Money Deposit (EMD) to Elexa Resolution Advisors LLP, duly authorized service provider of India RF at their office at AWFIS, Unit no. 304, 3rd Floor, Adani Inspire BKC, G Block, Bandra Kurla Complex, Mumbai-400051 through Demand Draft/NEFT/RTGS/PAY ORDER as follows;

For Property at Sr. No. 1 to 9, in favour of "India Resurgence ARC Trust II" payable at Mumbai. HDFC Bank Limited, Account Number- 57500000340699, IFSC Code: HDFC0000060 and

For Property at Sr. No. 10 in favour of "India Resurgence ARC Trust IV", HDFC Bank Limited, Account Number- 57500000341064, IFSC Code: HDFC0000060 payable at Mumbai.

Please note that the Cheques shall not be accepted as EMD amount

Interested bidder shall submit copy of the following documents with the Authorized Officer Mr. Akshaay Rao (Mobile - 9820390162 / akshaay.rao@indiarf.com) or Harshwardhan Kadam (Mobile - 9819058003, Email - harshwardhan@elexa.co.in) - Photocopy of Demand Draft/RTGS/NEFT/ PAY ORDER details towards EMD amount.

Self-attested photocopies of KYCs and address proof such as PAN Card, Voter ID Card/ Driving License/ Passport/ Aadhar Card etc.

Bidders Name, Contact No., Address, e-mail ID.

Bidder's account details for online refund of EMD.

Post registration (one time) by the bidder, the interested bidder may upload the details of aforementioned documents on the Web Portal.

The intending bidders should register their names at portal <https://www.bankauctions.in> and get their User ID and password free of cost. It shall be the obligation of the prospective bidder to avail online training on E- Auction from the agency conducting the auction/service provider namely M/s 4Closure, Hyderabad, helpline No: 8142000062/65/66 and e-mail: info@bankauctions.in, Contact Person: Mr. Subbarao : 8142000061, email: subbarao@bankauctions.in and for any property related query may contact Authorized Officer (details given earlier) during the working hours from Monday to Saturday. Neither the Authorised Officer/Secured Creditor nor the agency conducting auction shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.

Only buyers holding valid KYC, address proof, user ID/ Password and confirmed payment of EMD through any of the mode mentioned above in favor of "India Resurgence ARC Trust II" shall be eligible for participating in the e-Auction process.

During the Online Inter-se Bidding, bidder can improve their bid amount as per the 'Bid Increase Amount' (as indicated by the agency conducting the auction namely M/s 4Closure) or its multiples. In case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction process shall be declared as the highest bidder by the agency holding auctions. The Authorised Officer post verification of the documents and other information shall thereafter declare such highest bidder as successful bidder and shall confirm the sale in his favour subject to confirmation by the Secured Creditor.

10. The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The EMD shall not bear any interest.

11. The successful bidder shall immediately pay 25% of the amount of sale price (inclusive of the earnest money already deposited) on the same day or not later than next working day from the date of confirmation of sale in favor of Secured Creditor in the account as mentioned hereinabove. The balance 75% of the sale price shall be paid on or before 15th day of confirmation of sale or within such extended period as agreed upon in writing between the purchaser and the Secured Creditor, which shall not in case exceed three months.

12. In the case of default of payment within the prescribed time mentioned above, the amounts deposited by the purchaser shall be forfeited by the Secured Creditor and the property shall be resold by the Secured creditor. All the claims and rights over the property of the defaulting purchaser shall stand forfeited.

13. Once the terms of the payments mentioned above have been complied, the Authorised Officer shall issue certificate of sale of the immovable property in favor of the purchaser.

14. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fees etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody in relation to the property.

15. The Authorized Officer in its sole discretion may accept or reject any bid, adjourn/ postpone/ cancel the e- auction without any prior notice and without assigning any reason thereof.

16. The bidders are advised to go through the detailed Terms & Conditions of e-Auction Process available on the web portal of <https://www.bankauctions.in>, before submitting their bids and taking part in the e-Auction.

17. Special Instructions: Bidding in the last moment should be avoided. Neither the Secured Creditor nor Service provider will be responsible for any technical lapse/ power or internet failure etc. In order to avoid such contingent situations bidders are requested to ensure that they are technically well equipped and have all alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the online Inter-se Bidding, successfully.

18. Notwithstanding anything to the contrary contained hereinabove, if the borrower has paid the outstanding amount along with future interest computable till the date of payment in full any time before the date of publication of this notice for public auction, in such an event in terms of section 13 (8) of SARFAESI Act, 2002, the Secured Creditor shall not transfer the Secured Assets by way of lease, assignment or sale.

Sd/-

Authorised Officer

India Resurgence ARC Private Limited

Date: 13.04.2023

Place: Mumbai

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