

**IndiaRF**A Piramal Enterprises &  
Bain Capital Credit Partnership**INDIA RESURGENCE ARC PRIVATE LIMITED**3rd Floor, Piramal Tower, Peninsula Corporate Park, Ganpatrao Kadam Marg, Lower Parel,  
Mumbai 400 013. Tel : 022-68608500 / 68608501, CIN : U67190MH2016PTC272471**APPENDIX IV-A [PROVISO TO RULE 8(6)]  
PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES**

E-auction sale notice for sale of Immoveable 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 Immoveable 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.

Sr. No.	Name of the Borrower/ Co-Borrower/Guarantor/ Mortgagor	Outstanding Dues as on 31.10.2023	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.	Subodh Apparels, B R Apparels Private Limited, Deepa Nilesh Vora, Vikas Ramji Vora, Bela Vikas Vora, Nilesh Ramji Vora	Rs.8,67,81,038 (Rupees Eight Crore Sixty Seven Lakh Eighty One Thousand One Hundred and Thirty Eight 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.2 & 3/J, Universal Estate Premises Co-operative Society Limited, Mogra Village Road, Andheri (East), Mumbai-400069 <u>Outstanding Maintenance and Assessment Tax:</u> 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 taken on 06.11.2019	Rs. 5,32,00,000/- (Rupees Five Crore Thirty Two Lakh Only)	Rs.53,20,000 (Rupees Fifty Three Lakh Twenty Thousand Only)	13.12.2023 by 6:00 pm	14.12.2023 at 12:00 pm
2.	Digital Alchemy India Private Limited, Hemant Madhukant Thacker, Alpa Hemant Thacker, Jaywanti Madhukant Thacker	Rs. 9,22,66,906 (Rupees Nine Crore Twenty Two Lakh Sixty Six Thousand Nine Hundred Six 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: 1. 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. 2. The sale shall be subject to outcome of the Suit No. 1077 of 1988 filed by Olympus CHSL in the High Court of Bombay	Physical possession taken on 17.04.2018	Rs. 2,00,00,000 (Rupees Two Crore Only)	Rs. 20,00,000 (Rupees Twenty Lakh Only)	13.12.2023 by 6:00 pm	14.12.2023 at 12:00 pm
3.	Tasaa Software Services Private Limited, Ameet B. Shah, Rushabh Ameet Shah	Rs. 5,09,79,799 (Rupees Five Crore Nine Lakh Seventy Nine Thousand Seven Hundred Ninety Nine 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 taken on 19.05.2022	Rs. 1,10,00,000 (Rupees One Crore Ten Lakh Only)	Rs. 11,00,000 (Rupees Eleven Lakh Only)	13.12.2023 by 6:00 pm	14.12.2023 at 12:00 pm
4.	Advanced Computers and Mobiles India Private Limited, Mr. Essa Ismail Merchant, Mrs. Amina Essa Merchant, Mrs. Salmabanu Salman Patka	Rs. 26,87,55,927 (Rupees Twenty Six Crore Eight Seven Lakh Seventy Five Thousand Nine Hundred Twenty Seven Only)	Flat No. 34, admeasuring 725 sq. ft. (67.38 sq. mtr.) built up on 3rd floor, Block A of the building known as Anand Apartments of Anand Milan Premises Co-Operative Housing Society Limited constructed on Land bearing plot No. 47,48,49 and 61, TPS VI, bearing CTS No. 1652, 1653, 1654, 1662 situated at Subway Road, Santacruz (West), Mumbai - 400054 in registration District of Mumbai Suburban <u>Encumbrances:</u> Order of attachment of Deputy Commissioner of State Tax for MVAT dues of Rs.5,68,57,606 as on 30.06.2017 and CST dues of Rs. 2,44,664 as on 31.03.2017, totaling to Rs. 5,71,02,270.	Physical possession taken on 02.11.2023	Rs. 1,81,00,000 (Rupees One Crore Eighty One Lakh Only)	Rs. 18,10,000 (Rupees Eighteen Lakh Ten Thousand Only)	26.12.2023 by 6:00 pm	28.12.2023 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 Immoveable 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 Immoveable Property. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.

#### TERMS & CONDITIONS

1. 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.
  2. For inspection of the properties & property documents, or any other sale related query, please contact **Mr. Harshwardhan Kadam - 9819058003**.
  3. The Immoveable 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.
  4. 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;
    1. For Property at Sr. No. 1 and 2, in favour of "India Resurgence ARC Trust II" payable at Mumbai. HDFC Bank Limited, Account Number- 57500000340699, IFSC Code: HDFC0000060; and
    2. For Property at Sr. No. 3 and 4 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
5. Interested bidder shall submit copy of the following documents to Harshwardhan Kadam (Mobile - 9819058003, Email - harshwardhan@elexa.co.in) -
    - a) Photocopy of Demand Draft/RTGS/NEFT / PAY ORDER details towards EMD amount.
    - b) Self-attested photocopies of KYCs and address proof such as PAN Card, Voter ID Card/ Driving License/ Passport/ Aadhar Card etc.
    - c) Bidders Name, Contact No., Address, e-mail ID.
    - d) Bidder's account details for online refund of EMD.
  6. 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: 814200062/65/66 and e-mail: info@bankauctions.in, Contact Person: Mr. T. Jaya Prakash Reddy : 814200064, email: prakash@bankauctions.in and for any property related query may contact Authorised Officer (details given earlier) during the working hours from Monday to Friday. 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.
  7. Only buyers holding valid KYC, address proof, user ID/ Password and confirmed payment of EMD through any of the mode mentioned above shall be eligible for participating in the e-Auction process.
  8. 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.
  9. 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.
  10. 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.
  11. 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.
  12. Once the terms of the payments mentioned above have been complied, the Authorised Officer shall issue certificate of sale of the immoveable property in favor of the purchaser.
  13. 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.
  14. 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.
  15. 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.
  16. 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.
  17. 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.

Date: 16.11.2023  
Place: Mumbai

Sd/-  
Authorised Officer  
India Resurgence ARC Private Limited