



STCI FINANCE LIMITED

(Formerly Securities Trading Corporation of India Limited)

Regd. Off.: A/B 1-802, A – Wing, 8th Floor, Marathon Innova, Marathon Nextgen

Compound, Off. Ganpatrao Kadam Marg, Lower Parel (W), Mumbai 400013.

CIN: U51900MH1994PLC078303, Website: - www.stcionline.com

APPENDIX- IV-A

PUBLIC NOTICE CUM E-AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)

E-auction Sale notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (“**SARFAESI Act, 2002**”) read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002 (“**Rules**”).

Notice is hereby given to the public in general and in particular to the Borrower/Mortgagor/Guarantors (hereinafter referred to as the “**Noticee(s)**”) that the below described immovable residential property mortgaged/charged to the Secured Creditor i.e. STCI Finance Ltd., the physical possession of which has been taken on 21/05/2019 by the Authorised Officer of the Secured Creditor i.e. STCI Finance Ltd., will be sold on “**AS IS WHERE IS**”, “**AS IS WHAT IS**”, “**WHATEVER THERE IS**” and “**WITHOUT RECOURSE BASIS**”, for recovery of aggregate amount of **Rs.12,50,86,315/-** (Rupees Twelve Crore Fifty Lakh Eighty-Six Thousand Three Hundred and Fifteen Only), the breakup of which is given below;

| S. No. | Particulars | |
|--------|--|--|
| 1. | Name of Borrower | Shree Ashtavinayak Cine Vision Limited |
| 2. | Amount Outstanding | As on 08/05/2017 |
| | Principal | Rs.6,92,75,307.07 |
| | Interest (including additional interest) | Rs.5,58,11,007.93 |
| | Total | Rs.12,50,86,315.00 |

along with further interest /additional interest at contractual rates and together with all costs, charges, expenses incurred by the Secured Creditor or any incidental charges incurred thereto till the date of payment and/or realization due to the Secured Creditor from Shree Ashtavinayak Cine Vision Limited (**Borrower**), M/s Moon Enterprises Private Limited (**Mortgagor/Guarantor**), Mr. Dhilin Mehta (**Guarantor**), and M/s Dhalia Traders Private Limited (**Guarantor**).

The Secured Creditor i.e. STCI Finance Ltd. in exercise of its powers conferred under Section 13(4) of the SARFAESI Act, 2002 read with Rules made thereunder, has decided to sell by way of e-auction, the immovable property as mentioned hereinbelow (hereinafter referred to as “**the Secured Asset/said property**”)

DESCRIPTION OF THE SECURED ASSET:

1. All that piece or parcel of land surrounding Villa No.13A being a portion of Phase I Land being a part of C.T.S. No. 2053B of Village Erangal, Taluka Borivali, together with Villa No.13A situated at “Casa Marbella” Raheja Complex, Patilwadi, Village Erangal, Madh-Jetty Road, Off Malad Marve Road, Malad (West), Mumbai 400095 consisting of four units and having an aggregate built up area of 2084 sq. feet standing thereon and bounded as follows:-

On or towards North :Villa No.12B and its surrounding land.

On or towards South :Villa No.13B and its surrounding land.

On or towards West :12 mtrs. wide internal road.

On or towards East :C.T.S. No.1950.

2. All that piece or parcel of land surrounding Villa No.13B being a portion of Phase I Land being a part of C.T.S. No. 2053B of Village Erangal, Taluka Borivali, together with Villa No.13B situated at “Casa Marbella” Raheja Complex, Patilwadi, Village Erangal, Madh-Jetty Road, Off Malad Marve Road, Malad (West), Mumbai 400095 consisting of four units and having an aggregate built up area of 2084 sq. feet standing thereon and bounded as follows:-

On or towards North :Villa No.13A and its surrounding land.

On or towards South :Villa No.14A and its surrounding land.

On or towards West :12 mtrs. wide internal road.

On or towards East :C.T.S. No.1949 and part C.T.S. No.1950

SECURED ASSET BELONGING TO:

M/s Moon Enterprises Private Limited (**Mortgagor/Guarantor**).

THE DETAILS OF THE E-AUCTION ARE AS FOLLOWS:

| Reserve Price (Rs. lakh) | Earnest Money Deposit (EMD) (Rs. lakh) | Increment in Bidding Process (Rs. lakh) | Inspection Date and Time of Secured Assets | Last Date of Submission of Bid Application Form | Date & time of e-Auction |
|--------------------------|--|---|--|---|--|
| 650.00 | 65.00 | 1.00 | 18/04/2022 from 11.00 am to 5.00 pm | 20/04/2022 by 5.00 pm | 21/04/2022 from 11:00 am to 12:00 noon |

For detailed terms and conditions of the sale, please refer to the link for e-auction provided in STCI Finance Limited, Secured Creditor's, website i.e. <https://www.stcionline.com> and portal of M/s e-Procurement Technologies Ltd. (**Service Provider**) <https://sarfaesi.auctiontiger.net>.

ENCUMBRANCE: Society Dues Outstanding as on 31/10/2021 Rs.5,02,949/-. Property Tax Dues Outstanding upto 31/03/2022 Rs.3,32,776/-. No other encumbrances are known.

STATUTORY 15 DAYS SALE NOTICE TO THE BORROWER/MORTGAGOR/GUARANTORS UNDER THE SARFAESI ACT, 2002

The notice is also a mandatory notice of 15 (fifteen) days to the Borrower/Mortgagor/Guarantors of the above loan account, under Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002 and provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding auction/sale on the above referred date and time with the advice to redeem the Secured Asset if so desired by them, by paying the outstanding dues as mentioned hereinabove along with interest, cost & expenses, as per the rules/conditions prescribed under the SARFAESI Act, 2002 and its various amendments. In case of default in payment, the Secured Asset shall at the discretion of the Authorised Officer/Secured Creditor, be sold through any of the modes as prescribed under Rule 8 (5) of the Security Interest (Enforcement) Rules, 2002.

Sd/-

Authorized Officer

STCI Finance Limited.

Email - eauction@stcionline.com

Contact Details: +91 22 61425100

Date: 31/03/2022

Place: Mumbai