

**SALE CERTIFICATE**  
**(FOR IMMOVABLE & MOVABLE PROPERTY)**

Whereas

The undersigned being the Authorized Officer of **EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED, ACTING IN ITS CAPACITY AS TRUSTEE OF EARC TRUST SC - 30, 35, 134 & 233** (hereinafter referred to as "**EARC**"), having its registered office at Edelweiss House, Off C.S.T. Road, Kalina, Mumbai – 400 098, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under Section 13 read with Rule 6, 7, 8 & 9 of the Security Interest (Enforcement) Rules, 2002, has sold on behalf of EARC, Union Bank of India (erstwhile Corporation Bank), Canara Bank (erstwhile Syndicate Bank), Oriental Bank of Commerce, IDBI Bank Ltd, ICICI Bank Ltd, Indian Overseas Bank, Punjab National Bank, Union Bank of India, State Bank of Patiala (now State Bank of India), Barclays PLC, Punjab & Sind Bank, Shamrao Vithal Co-op Bank Ltd, UCO Bank and Small Industries Development Bank of India ("**Secured Creditors**"), the immovable and movable asset as described herein below ("**Secured Assets**") in public e-auction held on March 28<sup>th</sup>, 2022, in favour of:

**Pure and Cure Healthcare Private Limited**, 305, Mohan Place, LSC Block C, Saraswati Vihar, New Delhi-110034. ("**Purchaser**").

The Secured Asset was secured in favour of the Secured Creditors by M/s Ankur Drugs & Pharma Limited (in Liquidation), ("**Borrower**") for securing the financial assistance availed.

The undersigned acknowledges the receipt of the total sale consideration of Rs. 57,51,08,100/- (Rupees Fifty Seven Crore Fifty One Lakh Eight Thousand one Hundred only) (as per details given hereunder) on auction in full and has handed over the delivery and possession of the Secured Assets.

Sale consideration payment details:

Particulars	Land & Building	Machinery	Total
Cost	533400000	39900000	573,300,000
GST@18%		7182000	7182000
Total	533400000	47,082,000	580,482,000
TDS	5334000	39900	5,373,900
Net Amount	528066000	47042100	575,108,100

TDS Rate @ 1% in case of Property and 0.1% in case of Plant & Machinery

The sale of the Secured Assets is made free from all encumbrances of the Secured Creditors on receipt of the full and final sale consideration set out above.

**Brief Description of Secured Asset:**

All pieces and parcels of land, building and all the plant and machinery, furniture, fixtures and other movables lying at the factory land situated at Village-Dodhwal, 175 Pragana, Dharampur, Tehsil - Nalagarh, District-Solan Post Office-Lodhi Majara, Himachal Pradesh-173205 and at Factory land bearing Khasra No.318/280, 319/280, 320/280 and 321/280, admeasuring 25738.92 square meters, situated at Village - Mankapur Tehsil- Nalagarh District Solan, Himachal Pradesh-173205 (except the vehicles lying at the aforesaid premises & attached by the office of the official liquidator attached to the Hon'ble High Court of Judicature at Bombay).

Place: Solan, Himachal Pradesh  
Date: 05.04.2022



  
Authorized Officer

Edelweiss Asset Reconstruction Company Ltd  
(Acting in its capacity as a Trustee of EARC Trust SC-30, 35, 134 & 233)

**Name of the Seller**

**EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED,**  
(Acting in its capacity as a Trustee of EARC Trust SC-30, 35, 134 & 233)

and on behalf of the Secured Creditors,

by its Authorized Officer

PAN : AABCE9312K  
Name : MEGHRAJ DESHMUKH  
Title : Authorized officer

Signature : 



**Name of the Purchaser:**

**Pure and Cure Healthcare Private Limited**

PAN : AAACP0713G  
Name of the Authorized Signatory : Satya Prakash  
Title : Director, Authorised Signatory

Signature : 



EdelARC/4117/2021-22

March 29<sup>th</sup>, 2022

Pure and Cure Healthcare Private Limited,  
305, Mohan Place, LSC Block C,  
Saraswati Vihar, New Delhi-110034

Sub:

**SUB: SALE OF SECURED ASSET UNDER SARFAESI ACT –ANKUR DRUGS & PHARMA LIMITED (IN LIQUIDATION) – RECEIPT OF 25% SALE CONSIDERATION – CONFIRMATION OF SALE**

Please refer to the letter dated March 28<sup>th</sup>, 2022, bearing reference no. EdelARC/4089/2021-22, issued by the undersigned whereby you were declared as the highest bidder for the secured asset, as described herein below and put on auction sale by the undersigned, in the account of Ankur Drugs & Pharma Limited (In Liquidation), at the bid price of **Rs. 57,33,00,000 (Rupees Fifty Seven Crores Thirty Three Lacs only)** ("Sale Consideration").

**Brief Description of secured asset:**

All that pieces and parcels of land being the factory land situated, at Village-Dodhwal, 175 Pragana, Dharampur, Tehsil/Taluka-Nalagarh, District-Solan, Post Office-Lodhi Majara, Himachal Pradesh-173205 and factory land bearing Khasra No.318/280, 319/280, 320/280 and 321/280, admeasuring 25738.92 square meters, situated at Village – Mankapur Tehsil- Nalagarh District Solan, Himachal Pradesh-173205, together with all the buildings and structures thereon and the plant and machinery, furniture, fixtures and other movables lying and being at the factory land, as more particularly described herein above.

*(The secured asset does not include the vehicles lying the aforesaid premises, over which the official liquidator attached to the Hon'ble High Court of Judicature at Bombay has its charge.)*

In furtherance thereto, the undersigned confirms the receipt of **Rs.14,33,25,000/- (Rupees Fourteen Crores Thirty Three Lacs Twenty Five Thousand Only)**, being 25% of the Sale Consideration, details of which are given below:

Sr. No.	Date of Payment	Description of Payment	Amount
1.	March 28 <sup>th</sup> , 2022	HDFCR52022032856955538	Rs. 5,00,00,000
2.	March 28 <sup>th</sup> , 2022	HDFCR52022032856903898	Rs. 3,60,05,000
3.	March 28 <sup>th</sup> , 2022	HDFCR52022032556230984	Rs. 5,73,20,000/-
<b>TOTAL</b>			<b>Rs. 14,33,25,000/-</b>

In view thereof, we hereby confirm the sale of aforesaid secured asset in your favor and request you to make the payment of the balance, 75% of the Sale Consideration i.e. **Rs. 42,99,75,000/- (Rupees Forty Two Crores Ninety Nine Lacs Seventy Five Thousand only)** along with applicable taxes, within 15 days, i.e. on/before April 13<sup>th</sup>, 2022, so as to complete the payment of 100% Sale Consideration.

Please take note that on payment of 100% Sale Consideration, sale certificate as per the format attached in the bid document will be issued in your favour. However, if you fail to deposit the balance of Sale Consideration, as stated above, the amounts deposited with us will be forfeited without any further notice and the sale of the aforesaid secured asset shall stand cancelled.

For Edelweiss Asset Reconstruction Company Limited  
(Acting in its capacity as Trustee of EARC Trust SC- 30, 35, 134 & 233)

Authorized Officer

Edelweiss Asset Reconstruction Company Limited

Corporate Identity Number : U67100MH2007PLC174759

Registered Office : Edelweiss House, Off CST Road, Kalina, Mumbai 400098 ☎+91 22 4183 0722 / 4183 0613

Contact Centre No : E-3, 2nd Floor, Delhi Press, Rani Jhansi Road, Jhandewalan, New Delhi - 110005 www.edelweissarc.in

EdelARC/44/2022-23

Pure and Cure Healthcare Private Limited,  
305, Mohan Place, LSC Block C,  
Saraswati Vihar, New Delhi-110034.

**SUB: SALE OF SECURED ASSETS UNDER SARFAESI ACT – M/s ANKUR DRUGS & PHARMA LIMITED (IN LIQUIDATION)- RECEIPT OF 100% SALE CONSIDERATION**

Dear Sir,

This is with regards to our letter dated March 28<sup>th</sup>, 2022, bearing reference no. EdelARC/4089/2021-22, declaring you as the highest bidder in respect of the secured assets, more specifically described herein below ("Secured Assets") and sold through e-auction conducted on March 28<sup>th</sup>, 2022, in the account of M/s Ankur Drugs & Pharma Limited (in Liquidation).

**Brief Description of Secured Assets:**

All pieces and parcels of land, building and all the plant and machinery, furniture, fixtures and other movables lying at the factory land situated at Village-Dodhwal, 175 Pragana, Dharampur, Tehsil -Nalagarh, District-Solan Post Office-Lodhi Majara, Himachal Pradesh-173205 and at Factory land bearing Khasra No.318/280, 319/280, 320/280 and 321/280, admeasuring 25738.92 square meters, situated at Village – Mankapur Tehsil- Nalagarh District Solan, Himachal Pradesh-173205 (except the vehicles lying at the aforesaid premises & attached by the office of the official liquidator attached to the Hon'ble High Court of Judicature at Bombay).

In furtherance thereto, the undersigned confirms the receipt of total sale consideration for composite purchase of Unit I, being the Secured Assets at Rs. **57,51,08,100/- (Rupees Fifty Seven Crores Fifty One Lacs Eight Thousand One Hundred only)**, after deduction of TDS of Rs. **53,73,900 (Rupees Fifty Three Lacs Seventy Three Thousand Nine Hundred only)** and payment of GST at 18%, amounting to Rs. **71,82,000 (Rupees Seventy One Lacs Eighty Two Thousand only)** on the value of Plant and Machinery, being Rs. 3,99,00,000 (Rupees Three Crores Ninety Nine Lacs only).

Payment receipt details:

Sr. No.	Date of Payment	UTR details	Amount
1.	5 <sup>th</sup> April, 2022	HDFCR5202204055908919	Rs. 38,47,41,000
2.	5 <sup>th</sup> April, 2022	HDFCR52022040559077791	Rs. 4,70,42,100
3.	28 <sup>th</sup> March, 2022	HDFCR52022032856955538	Rs. 5,00,00,000
4.	28 <sup>th</sup> March, 2022	HDFCR52022032856903898	Rs. 3,60,05,000
5.	25 <sup>th</sup> March, 2022	HDFCR52022032556230984	Rs. 5,73,20,000/-
<b>TOTAL</b>			<b>Rs. 57,51,08,100</b>

*06/04/22*  
  
  


Payment working:

Particulars	Land & Building	Machinery	Total
Cost	533400000	399000000	573,300,000
GST@18%		7182000	7182000
Total	533400000	47,082,000	580,482,000
TDS	5334000	39900	5,373,900
Net Amount	528066000	47042100	575,108,100
TDS Rate @ 1% in case of Property and 0.1% in case of Plant & Machinery			

For Edelweiss Asset Reconstruction Company Limited  
 (Acting in its capacity as Trustee of EARC Trust SC- 30, 35, 134 & 233)

  
 Authorized Officer 

  
 06/04/22 