

EdelARC/3486/2023-24

 November 23rd, 2023

**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 November 17th, 2023, 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. 36,59,51,646/- (Rupees Thirty Six Crore Fifty Nine Lakh Fifty One Thousand Six Hundred and Forty Six only)** (as per details given hereunder) in full and has handed over the delivery and possession of the Secured Assets.

Sale consideration payment details:

Particulars	Land & Building	Machinery	Total
Cost	31,00,86,000	5,00,14,000	36,01,00,000
GST@18%		90,02,520	90,02,520
TDS	31,00,860	50,014	31,50,874

Edelweiss Asset Reconstruction Company Limited

Corporate Identity Number : U67100MH2007PLC174759

Registered Office : Edelweiss House, Off CST Road, Kalina, Mumbai - 400 098 | Tel : +91 22 4183 0600 | earc@edelweissarc.in

Grievance Redressal Officer: Please visit website www.edelweissarc.in or call at +91 22 4183 0600

Website : www.edelweissarc.in






Net Amount	30,69,85,140	5,89,66,506	36,59,51,646
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.

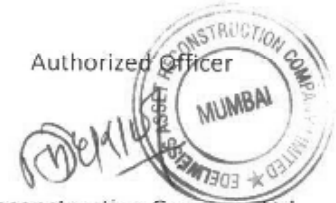
Brief Description of Secured Asset:

All that piece and parcel of land bearing Khasra No. 876(2-2), 877(0-13), 905(0-15), 906(2-11), 906/1(2-0), 907(0-05), 339(1-13), 351(0-18), 338, 340(1-8), 1299/1002/341(2.0), 1003/341(0-11), 342(3-12) and 875(3-0), admeasuring 21973 square meters, situated at Village-Makhnu Majra, Pargana Dharampur, Post Office-Bhud, Tehsil Baddi,, Taluka Nalagarh, District-Solan, Himachal Pradesh – 173205 together with all the buildings and structures thereon and all the plant and machinery, furniture and fixtures and other movable assets lying and being at the factory land (except the vehicles lying the aforesaid premises & attached by the official liquidator attached to the Hon'ble High Court of Judicature at Bombay).

Place:

Date: 23.11.2023

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

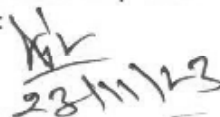
PAN : AABCE9312K
 Name : Mr Meghraj Deshmukh
 Title : Vice President

Signature :



Name of the Purchaser:

PURE AND CURE HEALTHCARE PRIVATE LIMITED
 PAN : AAACP0713G
 Name of the Authorized Signatory : Mr Samunder S Dhakad
 Title : G.M.- Corp. H.R.
 Signature :



Samunder Singh Dhakad.



EdelARC/3412/2023-24

November 17th, 2023

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

Dear Sir,

SUB: SALE OF SECURED ASSET UNDER SARFAESI ACT – M/S ANKUR DRUGS & PHARMA LIMITED (IN LIQUIDATION) -DECLARATION AS HIGHEST BIDDER

The undersigned being the Authorised Officer (“AO”) of Edelweiss Asset Reconstruction Company Limited, having its registered office at Edelweiss House, Off C.S.T Road, Kalina, Mumbai – 400 098, acting in the capacity as Trustee of EARC Trust SC- 30, 35, 134 & 233 (“EARC”), hereby declares you as the highest bidder for sale of the secured asset (more specifically described herein below, held on November 17th, 2023, through e-auction conducted on M/s E-Procurement Technologies Limited - Auction Tiger, in the account of M/s Ankur Drugs & Pharma Limited (In Liquidation), under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the Security Interest (Enforcement) Rules, 2002, against your bid price of Rs. 36,01,00,000/- (Rupees Thirty Six Crores One Lakh only) (“Bid Amount”).

Brief Description of Secured Asset:

All that piece and parcel of land bearing Khasra No. 876(2-2), 877(0-13), 905(0-15), 906(2-11), 906/1(2-0), 907(0-05), 339(1-13), 351(0-18), 338, 340(1-8), 1002/341(2-0), 1003/341(0-11), 342(3-12) and 875(3-0), admeasuring 21973 square meters, situated at Village-Makhnu Majra, Pargana Dharampur, Post Office-Baddi, Taluka Nalagarh, District-Solan, Himachal Pradesh – 173205 together with all the buildings and structures thereon and all the plant and machinery, furniture and fixtures and other movable assets lying and being at the factory land (except the vehicles being Skoda Laura having registration number HP-2813-0050, Eicher Tempo- HP 12 C2 523, Tata Ace- HP 12 C 1931, Hero Honda- HP 12 B 5562 and LTV Mahindra Pick Up- HP 12 A 5740, attached by the Office of Office Liquidator, High Court, Mumbai).

You have already deposited a sum of Rs. 3,60,00,000/- (Rupees Three Crores and Sixty Lacs only) being earnest money deposit.

In view of the above you are now requested to deposit a further sum of Rs. 5,40,25,000/- (Rupees Five Crores Forty Lacs and Twenty Five Thousand only) immediately, i.e. not later than 5:00 pm tomorrow (November 18th, 2023) so as to complete 25% of the Bid Amount. Please note that if you fail to deposit the said amount, the EMD or any other amount deposited by you shall be forfeited without any further notice. On payment of 25% of sale consideration, a confirmation of sale shall be issued in your favour.

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



Authorized Officer

EdelARC/3469/2023-24

 November 22nd, 2023

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 November 17th, 2023, bearing reference no. EdelARC/3412/2023-24 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 November 17th, 2023, in the account of M/s Ankur Drugs & Pharma Limited (in Liquidation).

Brief Description of Secured Assets:

All that piece and parcel of land bearing Khasra No. 876(2-2), 877(0-13), 905(0-15), 906(2-11), 906/1(2-0), 907(0-05), 339(1-13), 351(0-18), 338, 340(1-8), 1299/1002/341(2-0), 1003/341(0-11), 342(3-12) and 875(3-0), admeasuring 21973 square meters, situated at Village-Makhnu Majra, Pargana Dharampur, Post Office-Bhud, Tehsil Baddi, Taluka Nalagarh, District-Solan, Himachal Pradesh – 173205 together with all the buildings and structures thereon and all the plant and machinery, furniture and fixtures and other movable assets lying and being at the factory land (except the vehicles being Skoda Laura having registration number HP-2813-0050, Eicher Tempo- HP 12 C2 523, Tata Ace- HP 12 C 1931, Hero Honda- HP 12 B 5562 and LTV Mahindra Pick Up- HP 12 A 5740, attached by the Office of Office Liquidator, High Court, Mumbai).

In furtherance thereto, the undersigned confirms the receipt of total sale consideration of **Rs. 36,59,51,646/- (Rupees Thirty Six Crore Fifty Nine Lakh Fifty One Thousand Six Hundred and Forty Six only)**, as mentioned in table No. 1 herein below, after deduction of TDS **Rs. 31,50,874/- (Rupees Thirty One Lakh Fifty Thousand Eight Hundred and Seventy Four only)** and payment of GST @ 18% amounting to **Rs. 90,02,520/- (Rupees Ninety Lakh Two Thousand Five Hundred and Twenty only)** on the sale value of Plant and Machinery, being Rs. 5,00,14,000/-. The payment working viz. deduction of TDS & additional payment of GST are mentioned in table no.2 hereinbelow.

Table 1- Payment receipt details:

Sr. No.	Date of Payment	Description of Payment	Amount
1.	30 th October, 2023	NEFT-310301363154-PURE AND CUR	Rs. 3,60,00,000/-
2.	17 th November, 2023	NEFT-311174441822-PURE AND CUR	Rs. 40,25,000/-
3.	17 th November, 2023	NEFT-311174441289-PURE AND CUR	Rs. 5,00,00,000/-
4.	22 nd November, 2023	NEFT-311229380453 -PURE AND CUR	Rs. 5,00,00,000/-
5.	22 nd November, 2023	NEFT-311229382662 -PURE AND CUR	Rs. 5,00,00,000/-
6.	22 nd November, 2023	NEFT-311229381869 -PURE AND CUR	Rs. 5,00,00,000/-
7.	22 nd November, 2023	NEFT-311229383728 -PURE AND CUR	Rs. 2,59,26,646/-
8.	22 nd November, 2023	NEFT-311229383393 -PURE AND CUR	Rs. 5,00,00,000/-
9.	22 nd November, 2023	NEFT-311229380695 -PURE AND CUR	Rs. 5,00,00,000/-
TOTAL			Rs. 36,59,51,646/-

Edelweiss Asset Reconstruction Company Limited

Corporate Identity Number : U67100MH2007PLC174759

Registered Office : Edelweiss House, Off CST Road, Kalina, Mumbai 400 098 | Tel : +91 22 4123 0600 | earc@edelweissarc.in

Grievance Redressal Officer: Please visit website www.edelweissarc.in or call at +91 22 4123 0600

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Table 2- Payment working :

Particulars	Amount in Rs.		
	Land & Building	Machinery	Total
Cost	31,00,86,000.00	5,00,14,000.00	36,01,00,000.00
GST@18%		90,02,520.00	90,02,520.00
TDS	31,00,860.00	50,014.00	31,50,874.00
Total	31,00,86,000.00	5,90,16,520.00	36,91,02,520.00
Net Amount	30,69,85,140.00	5,89,66,506.00	36,59,51,646.00
TDS Rate @ 1% in case of Property and 0.1% in case of Plant & Machinery			

*** EARC yet to confirm the applicable GST rates. If applicable GST rate found above the applied rate of 18% the buyer has to pay additional sum, as and when demanded by EARC.**

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


 Authorized Officer
 


 28/11/23

