

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the **Symbolic Possession** of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is" basis on **12.08.2021**, for recovery of US Dollar 4,350,444.04 (US Dollar Four Million Three Hundred Fifty Thousand Four Hundred Forty Four and Four Cent only) equivalent to Rs.32,89,80,578.00 (Rupees Thirty Two Crores Eighty Nine Lakhs Eighty Thousand Five Hundred and Seventy Eight Only @ exchange rate 1USD = INR 75.62) and further interest & other charges from 14.07.2020 onwards, due to Canara Bank from M/s Alliance Technotrades Limited (Borrower), Mr. Pramod Kashinath Patil (Mortgagor & Guarantor), Mr. Rasik Lal Chaturvedi (Guarantor) Mr. Madan Gopal Chaturvedi (Guarantor) and M/s Sunlife Consulting Private Ltd (Corporate Guarantor)

Sl. No	Description of the Property	Reserve Price	Earnest Money Deposit
1.	Free Hold NA Landed property situated at two plots admeasuring 402 sqmtr and 2411 sqmtrs (put together 2813 sqmtr) In Old survey no 361, New survey no 91 H No 2A, Achole village, Nalasopara (W), Vasai Taluka, District Palghar, Maharashtra together with present construction thereon and bounded as follows : East – ST Depot / Nalasopara Station West – Samrat Tapan Palace Building North – ST Depot Road South – Other Plot	Rs.23,25,00,000	Rs.2,32,50,000

The Earnest Money Deposit shall be deposited on or before **10.08.2021** upto **5 p.m.**

Details of EMD and other documents to be submitted to service provider on or before 10.08.2021 upto 5.00 pm. Date up to which documents can be deposited with Bank is 10.08.2021.

Date of inspection of properties on 28.07.2021 with prior appointment with Authorized Officer.

For detailed terms and conditions of the sale, please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Mr. Pradeep Padman, Chief Manager, Canara Bank, ARM II Branch, Mumbai (Ph.No.: 022 -22651128/29/ Mob.No. 7639236670) or Mr. Sanjeet Kumar, (Mob.No.8797860296) E-mail id : cb6289@canarabank.com during office hours on any working day or the service provider M/s C1 India Pvt. Ltd., Udyog Vihar, Phase - 2, Gulf Petrochem Building, Building No. 301, Gurgaon, Haryana. Pin-122015 Contact Person Mr.Haresh Gowda Mob.no.9594597555 (Contact no.+911244302020/21/22/23/24, support@bankeauctions.com; hareesh.gowda@c1india.com).

Date : 06.07.2021.
Place : Mumbai



AUTHORISED OFFICER
CANARA BANK, ARM-II BRANCH

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06.07.2021

1.	Name of the Secured Creditor	:	Canara Bank
2.	Name and Address of the Borrower(s) / Guarantor(s)	:	(1)M/S ALLIANCE TECHNOTRADES LIMITED (Borrower) UNIT 201, 2 F, LEE COMMERCIAL BUILDING,1-3 HART AVENUE, TST KOWLOON, HONG KONG (2) Mr PRAMOD KASHINATH PATIL (Mortgagor & Guarantor) A/65, Sameer Apartment, S V Road, Andheri (W) Mumbai 400 058 (3)Mr RASIK LAL CHATURVEDI (Guarantor) 546, Maholi ki Paur Kotwali Road, Mathura, Uttar Pradesh 281 001 India 2002, Beverly Hills, Shastri Nagar Lokhandwala Road, Andheri (W), Mumbai 400 053, India (4)Mr MADAN GOPAL CHATURVEDI (Guarantor) 2002, Beverly Hills, Shastri Nagar Lokhandwala Road, Andheri (W)Mumbai 400 053, India (5) M/s SUNLIFE CONSULTING PRIVATE LIMITED 1107, Sri Krishna, New Link Road Andheri (W), Mumbai 400 053
3.	Total Liabilities as on 13.07.2020	:	US Dollar 4,350,444.04 (US Dollar Four Million Three Hundred Fifty Thousand Four Hundred Forty Four and Four Cent only) equivalent to Rs.32,89,80,578.00 (Rupees Thirty Two Crores Eighty Nine Lakhs Eighty Thousand Five Hundred and Seventy Eight Only @ exchange rate 1USD = INR 75.62) and further interest & other charges from 14.07.2020 onwards
4.	a. Mode of Auction b. Details of Auction Service Provider c. Date & Time of Auction	:	E-auction M/s C1 India Pvt. Ltd. 12.08.2021 (11.00.am to 12.00 pm) (with unlimited extension of 5 min. duration each till the conclusion of the sale).
5.	Reserve Price	:	As per Sale Notice



6. Other Terms and conditions :

- a. Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://www.bankeauctions.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- b. The property can be inspected, with Prior Appointment with Authorized Officer on the dates mentioned in Sale Notice.
- c. The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.
- d. EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM II Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Canara Bank, ARM II Branch, A/c. No. 1389296000003, IFSC Code: CNRB0001389 on or before 10.08.2021 upto 5 p.m. Details of EMD and other documents to be submitted to service provider on or before 10.08.2021 upto 5.00 pm.
- e. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 10.08.2021 upto 5 p.m. to Canara Bank, ARM II Branch by hand or by email.
 - i. Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - ii. Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
 - iii. Bidders Name, Contact No., Address, E-Mail Id.
 - iv. Bidder's A/c. details for online refund of EMD.
- f. The intending bidders should register their names at portal <https://www.bankeauctions.com> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider M/s C1 India Pvt. Ltd, Udyog Vihar, Phase - 2, Gulf Petrochem Building, Building No. 301, Gurgaon, Haryana. Pin - 122015 Contact Person Mr.Haresh Gowda Mob.no.9594597555 (Contact No. +91 124 4302020/21/22/23/24, Email: support@bankeauctions.com; hareesh.gowda@c1india.com).
- g. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- h. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs 10,000/-. The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- i. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again.
- j. For sale proceeds of Rs. 50.00 Lakhs (Rupees Fifty Lakhs) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
- k. All charges for conveyance, stamp duty / GST registration charges etc., as applicable shall be borne by the successful bidder only.
- l. There is no encumbrance in the property to the knowledge of the bank. Successful Bidder is liable to pay all society dues, municipal taxes / panchayat taxes/ electricity/ water



- charges / other charges, duties and taxes whatsoever, including outstanding, if any, in respect of and/or affecting the subject property.
- m. Authorized Officer reserves the right to postpone/ cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- n. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank, Mumbai Circle Office or ARM II Branch who, as a facilitating centre, shall make necessary arrangements.
- o. For further details contact Mr. Pradeep Padman, Chief Manager, Canara Bank, ARM II Branch, Mumbai (Ph. No.022 22651128 / 29 /Mob.No.7639236670) or Mr. Sanjeet Kumar (Mob. No. 8797860296), e-mail id: cb6289@canarabank.com or the service provider M/s C1 India Pvt. Ltd, Udyog Vihar, Phase - 2, Gulf Petrochem Building, Building No. 301, Gurgaon, Haryana. Pin - 122015 Contact Person Mr.Hareesh Gowda Mob.no.9594597555 (Contact No. +91 124 4302020 /21/22/23/24, Email: support@bankeauctions.com; hareesh.gowda@c1india.com).

SPECIAL INSTRUCTION/CAUTION:

Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back-up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place : Mumbai
Date : 06.07.2021




Authorized Officer
Canara Bank, ARM-II Branch, Mumbai