

(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT BRANCH – I
37, KSHAMALAYA, OPP; PATKAR HALL
NEW MARINE LINES, THACKERSEY MARG, MUMBAI 400020
TEL: 022-22065425/30, 22065438 EMAIL: cb2360@canarabank.com

(Auction Sale Notice for Sale of Immovable Properties)
SALE NOTICE

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

Notice is hereby given to public in general and in particular to the Borrower and Guarantors that the below described immovable property mortgaged to the Secured Creditors, the physical possession of property mentioned below has been taken by the Authorised Officer of Canara Bank will be sold on "As is where is", "As is what is", and "Whatever there is" **on 22.09.2021**, for recovery of **Rs 40,58,77,902.45 (as on 27.08.2021) plus further interest and cost** due to ARM I Branch of Canara Bank from **M/s Aloha Hospitals Pvt Ltd** and Guarantors **Mr Jai Dhar Gupta , Mr Deepak Dhar Gupta , M/s Usha Comp - Tel Pvt Ltd.**

The reserve price and Earnest money deposit are as mentioned below:

Sl No.	Property Details	Reserve Price (in Rs.)	EMD (In Rs.)
1	Plot no. 170, 6 th floor admeasuring 8900 sq ft Built up area*, , Indore Central Mall, R N T Marg, Indore. In the name of M/s Aloha Hospitals Pvt Ltd.	Rs 3,64,00,000.00 (Rupees Three Crores Sixty four Lakhs Only)	Rs 36,40,000.00 (Rupees Thirty Six Lakhs Forty thousand only)

(* As per the sale agreement dated 26/05/2010 the total extent is 13480 sq ft. The same is inclusive of 4580 sq ft terrace area also. However as the said terrace area is common the same is excluded and the reserve price of Rs 364.00 Lakhs is only for 8900 sq ft)

The Earnest Money Deposit shall be deposited on or before 20.09.2021 at 5.00 P.M.

For the said properties there is no encumbrance to the knowledge of the bank.



The property can be inspected, with Prior Appointment with Authorised Officer, on 14.09.2021.

EMD amount of 10% of the Reserve Price is to be deposited by way of Demand Draft in favour of Authorised Officer, Canara Bank, ARM - 1 Branch, Mumbai, OR Shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Branch, Mumbai A/c No 1389296000002 IFSC Code: CNRB0001389 on or before 20.09.2021, 5.00 pm

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 Manoj S R, Authorized Officer -9787242782, S K Choudhary - 8169845618, ARM - I branch of Canara Bank, Ph. No. 022-22065425, 30, 38, during office hours on any working day.

Date: 31.08.2021

Place: Mumbai

कृते केनरा बैंक / FOR CANARA BANK

Poojitosh Kumar
Authorised Officer

प्रबंधन अधिकारी एवं मुख्य प्रबंधक
Canara Bank

AUTHORISED OFFICER & CHIEF MANAGER

अस्ति दत्तुं प्रबंधन शाखा, मुंबई - 400 020.

ASSET RECOVERY MGMT. BR., MUMBAI - 400 020.

To

M/s Aloha Hospitals Pvt Ltd 6th Floor, Treasure Island 11, Tukoganj, M. G. Road Indore - 452001	Mr Jai Ddhar Gupta 11, Suniket Apartment Tukoganj, M G Road Indore - 452001
Mr Deepak Dhar Gupta A - 145, New Friends Colony, New Delhi - 110065	M/s Usha Compu - Tel Pvt Ltd. A-103, Sector -65, Noida , Uttar Pradesh, Pin - 201301
	M/s Aloha Hospitals Pvt Ltd One Indiabull centre, Indiabull Building, 1103, 11th Floor, Tower 2B Senapati Bapat Marg, Eliphinstone, Mumbai - 4000013

(A GOVERNMENT OF INDIA UNDERTAKING)

ARM – I BRANCH, MUMBAI

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 31.08.2021 IN THE
ACCOUNT OF M/s Aloha Hospitals Pvt Ltd

1	Name and address of the Secured Creditors	Canara Bank, ARM – I Branch, Kshamalaya (Ground Floor), Opp; Patkar Hall, 37, New Marine Lines, Thackersey Marg, Mumbai 400020
2	Name and address of the Borrower and Name of the guarantors,	<u>Borrower:</u> M/s Aloha Hospitals Pvt Ltd One Indiabull centre, Indiabull Building, 1103, 11th Floor, Tower 2B Senapati Bapat Marg, Elphinstone, Mumbai - 4000013, 6th Floor, Treasure Island 11, Tukoganj, M. G. Road Indore - 452001 <u>Guarantors:</u> Mr Jai Dhar Gupta Mr Deepak Dhar Gupta M/s Usha Compu - Tel Pvt Ltd.
3	Total liabilities as per Decree in OA 132/2013 (as on 27.08.2021)	Rs 40,58,77,902.45 plus further interest from 28.08.2021 and cost.
4	Address in which the tender documents to be submitted	Canara Bank, ARM – I Branch, Kshamalaya (Ground Floor), Opp; Patkar Hall, 37, New Marine Lines, Thackersey Marg, Mumbai 400020



5	<ul style="list-style-type: none"> Date & Time of e - auction Mode of Auction Details of Service Provider <p>(d) Portal of E - auction</p>	<ul style="list-style-type: none"> 22.09.2021 Time: 10.00 am to 11.00 am (With unlimited extension of 5 minutes duration each till the conclusion of the sale) On line M/s C1 India Pvt Ltd https://www.bankeauctions.com
6	Details of Properties	Plot no. 170, 6 th floor admeasuring 8900 sq ft Built up area** , , Indore Central Mall, R N T Marg, Indore. In the name of M/s Aloha Hospitals Pvt Ltd.
7	Reserve Price	Rs 3,64,00,000.00 (Rupees Three Crore Sixty four Lakhs Only)
8	EMD amount	Rs 36,40,000.00 (Rupees Thirty Six Lakhs Forty Thousand Only)
9	Last date of deposit of EMD	On or before 20.09.2021; 5.00 PM (Offline or Online)
9	Last Date & Time for receipt of tender documents	21.09.2021; up to 5.00 pm (refer clause '6' below)
** (As per the sale agreement dated 26/05/2010 the total extent is 13480 sq ft. The same is inclusive of 4580 sq ft terrace area also . However as the said terrace area is common the same is excluded and the reserve price of Rs 364.00 Lakhs is only for 8900 sq ft)		

OTHER TERMS AND CONDITIONS

- 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.
- The property can be inspected, with Prior Appointment with Authorized Officer, on 14.09.2021



3. 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.
4. 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 – 1 Branch, Mumbai, **OR** Shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Branch, Mumbai **A/c No 1389296000002** IFSC Code: **CNRB0001389** on or before **20.09.2021 ; 5.00 pm**
5. Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/s C1 India Pvt Ltd, Udhog Vihar, Phase – 2, Gulf Petrochem Building, Bldg no. 301, Gurgaon, Haryana, Pin-122015; Contact No. +91 1244302000, 20, 21, 22, 23, 24; Shri Hareesh Gowda , Mobile-09594597555; Email:support@bankeauctions.com
6. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **21.09.2021, 5 PM**, to Canara Bank, Asset Recovery Branch- I, and Mumbai by hand or by email.
 - Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - 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.
 - Bidders Name. Contact No. Address, E Mail Id.
 - Bidder's A/c details for online refund of EMD.
7. 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, Gurgaon, Haryana; Contact no. +91-124-4302000, 20, 21, 22, 23, 24; Shri Hareesh Gowda , Mobile-09594597555; ; Email:support@bankeauctions.com.
8. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
9. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs 25,000/-**. 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.
10. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately (i.e. **on the same day or not later than next working day**)



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 Authorised Officer without any notice and property shall forthwith be put up for sale again.

11. For sale proceeds of Rs. 50 (Rupees Fifty) lacs 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.
12. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
13. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
14. 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 Circle office Mumbai or Canara Bank ARM I Branch, New Marine Lines, Mumbai, who as a facilitating centre, shall make necessary arrangements.
15. Successful Bidder is liable to pay all society dues/municipal taxes/electricity/water charges/other charges, duties and taxes whatsoever, including outstanding dues, if any, informed subsequently in respect of and/or affecting the subject property.
16. For further details contact Shri S R Manoj (Authorized Officer), Canara Bank, ARM - 1 branch, Mumbai; Mobile: 9787242782, S K Choudhary - 8169845618 Phone No: 022 - 22065430/ 22065425/ 22065438; E-mail id: cb2360@canarabank.com OR the service provider M/s C1 India Pvt Ltd, Gurgaon, Haryana; Contact No. +91- 124-4302000, 20, 21, 22, 23, 24; Email: support@bankeauctions.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 : 31.08.2021

फूले केनरा बैंक / FOR CANARA BANK
Prakash Kumar
 Authorized Officer
 प्राधिकृत अधिकारी एवं प्रमुख प्रबंधक
 Canara Bank
 AUTHORIZED OFFICER & CHIEF MANAGER
 अतिरिक्त प्रमुख प्रबंधक, मुंबई - 400 020.
 ASSET RECOVERY MGMT. BR., MUMBAI - 400 020.