



E- Auction 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 proviso 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 property mortgaged/charged to the Secured Creditor, the constructive 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", and "Whatever there is" **on 23.06.2021**, for recovery of US Dollar 2,396,298.00 (US Dollar Two Million Three Hundred Ninety Six Thousand Two Hundred Ninety Eight Only) equivalent to Rs.18,12,08,055.00 (Rupees Eighteen Crore Twelve Lakh Eight Thousand Fifty Five Only @ exchange rate 1USD = INR 75.62) due to our Bank from M/s MK2 Technologies Limited (Borrower) and M/S SIGNATURE CITY REALTY PVT LTD (MORTGAGOR AND GUARANTOR), Mr NISHITH DINESH SHAH (Guarantor), Mr RAHUL RAJKUMAR PATHAK (Guarantor) & M/S KAIRAV MANAGEMENT CONSULTANCY PVT LIMITED (Corporate Guarantor).

The reserve price will be Rs 4,75,00,000.00 (Rupees Four Crores Seventy Five Lakhs only) and the **earnest money deposit will be Rs 47,50,000.00** (Rupees Forty Seven Lakhs Fifty Thousand only). **The Earnest Money Deposit shall be deposited on or before 19.06.2021 at 05.00 pm.**

Details and full description of the immovable property with known encumbrances, if any

SI No	Description of Immovable Property
1	Landed property together with present and future constructions thereon situated at Gat No. 2, Hissa No. 9, admeasuring 18000 sq meter, village Dharni, Taluka Khalapur, District Raigad - 410202, in the name of M/s Signature City Realty Pvt Ltd On or towards the East - Gut No 2/6 On or towards the West- Gut No 2/12 & 2/10 On or towards the North- Gut No 3 & 4 On or towards the South - Gut No 1 & Gaothan

The property can be inspected, with prior appointment with Authorised officer from 24.05.2021 to 18.06.2021.

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 Assistant General Manager, **Overseas Branch, BKC, Mumbai** Canara Bank, Ph. No. 8450979849 (022-26501758 ; 26506403) email : cb1589@canarabank.com; managercb1589@canarabank.com; ravindracs@canarabank.com during office hours on any working day.

Date: MUMBAI

Place: 14.05.2021



केनरा बैंक / For CANARA BANK
 Authorised Officer
 Assistant General Manager
 CANARA BANK, मुंबई - ४०००५१.
 OVERSEAS BR., B.K.C., MUMBAI-51.

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 14.05.2021

1. **Name and Address of the Secured Creditor** : Canara Bank, Hong Kong
Branch represented through Overseas Main Branch, Gr Floor, C-14 , G Block, Bandra
Kurla Complex, Bandra (East), Mumbai 400 051
2. **Name and Address of the Borrower(s)/ Guarantor(s) :**
 - a. **M/S MK2 TECHNOLOGIES LIMITED(Borrower) ,**
Level 9 Central Building
1-3 Pedder Street Central, Hong Kong
 - b. **M/S SIGNATURE CITY REALTY PVT LTD (MORTGAGOR AND GUARANTOR)**
T6/6, FLOOR 3 World Trade Centre
Sadhu T L Vaswani Marg, Cuffe Parade, Mumbai 4 00 005
 - c. **Mr NISHITH DINESH SHAH (Guarantor)**
Flat No 201, Al Awar Building, No 29, Al Hamriya, Bur Dubai, UAE
04, 1ST FLOOR, Kailash Niwas
Vartak Road, Virar West,Thane 401 303, India
 - d. **Mr RAHUL RAJKUMAR PATHAK (Guarantor)**
B 2002, DHIRAJ Solitaire
Chincholi Bunder Rd, Malad (w) Mumbai 400 053, India

Flat No 5210, Burj Khalifa Residence, Down Town, DUBAI, UAE
 - e. **M/S KAIRAV MANAGEMENT CONSULTANCY PVT LIMITED**
1107, Sri Krishna , New Link Road
Andheri (West), Mumbai 400 053
3. **Total liabilities as on 13.07.2020:** US Dollar 2,396,298.00 (US Dollar Two Million Three Hundred Ninety Six Thousand Two Hundred Ninety Eight Only) equivalent to Rs.18,12,08,055.00 (Rupees Eighteen Crore Twelve Lakh Eight Thousand Fifty Five Only @ exchange rate 1USD = INR 75.62) Along with further interest @ 7.75% p.a. and other charges including exchange rate fluctuation from 14.07.2020.
4. **(a) Mode of Auction: Online**
(b) Details of Auction service provider: M/s C1 India Pvt. Ltd. <https://www.bankeauctions.com>
(c) Date & Time of Auction: **23.06.2021 11.00 A.M. to 01.00 PM**
(d) Place of Auction: Mumbai
5. Reserve Price : **Rs 4,75,00,000 (Rupees Four Crores Seventy Five Lakhs only)**
6. **Other terms and conditions:**
 - a. Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.bankeauctions.com> (Mention the website). 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 Authorised Officer, from 24.05.2021 to 18.06.2021.
 - 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, **Overseas Branch , BKC, Mumbai** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, **Overseas Branch , BKC, Mumbai** A/c No 8354295000001 IFSC Code: CNRB0001589 on or before **19.06.2021 05.00 pm**.
- e. 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, Udyog Vihar, Phase - 2, Gulf Petrochem Building, Building No. 301, Gurgaon, Haryana. Pin - 122015 (Contact No. +91 124 4302020/21/22/ 23/24, Email: support@bankeauctions.com; hareesh.gowda@c1india.com).
- f. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **22.06.2021 05.00 PM**, to Canara Bank **Overseas Branch , BKC, 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.
- g. The intending bidders should register their names at portal **<https://www.bankeauctions.com>** (mention the website address of service provider) 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 No. +91 124 4302020/21/22/ 23/24, Email: support@bankeauctions.com; hareesh.gowda@c1india.com).**
- h. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- i. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs 1,00,000.00 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.
- j. 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.
- k. **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.**
- l. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.



- m. Authorised 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 concerned Circle office or **Canara Bank Overseas Branch , BKC, Mumbai** who, as a facilitating centre, shall make necessary arrangements.
- o. For further details contact ASSISTANT GENERAL MANAGER, Canara Bank, Overseas Branch BKC Mumbai - 400051 Branch (Mob:8450979849)(022-26501758) e-mail id cb1589@canarabank.com; managercb1589@canarabank.com; ravindracs@canarabank.com OR the service provider **M/s C1 India Pvt. Ltd** Contact Person : Mr. Hareesh Gowda, Email : support@bankeauctions.com. Contact No. **+91 124 4302020 / 21 / 22 / 23 / 24**. Website: <https://www.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: 14.05.2021
Date: MUMBAI



For CANARA BANK

सहायक महाप्रबंधक / ASST. GENERAL MANAGER
Authorised Officer - 800 049.
Canara Bank
OVERSEAS BR., B.K.C., MUMBAI-51.