

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 Authorised Officer of **Industrial Finance Branch**, subsequently transferred to ARM Branch of the Canara Bank for follow up., will be sold on "As is where is", "As is what is", and "Whatever there is" on **23/11/2022**, for recovery of **Rs. 55,50,06,856.90/- (Rupees Fifty Five Crores Fifty Lakhs Six Thousand Eight Hundred Fifty Six and Ninety Paise Only)** (Contractual dues as on 30/09/2022) due to the **Industrial Finance Branch** of Canara Bank from **M/s Mansarovar Pearls India Pvt Ltd** represented by its Partners & Guarantors (1) Sri Satyajeet Agarwal S/o Late Kedarnath Agarwal, Mrs Vijayalakshmi Agarwal W/o Satyajeet Agarwal, Mr Krishna Agarwal S/o Satyajeet Agarwal, Mrs Chinkey Agarwal W/o Adarsh Kedia, Mr. Pannalal Agarwal S/o Late Mohanlal Agarwal, Mrs Vidya Devi W/o Late Mohanlal Agarwal, Mr Kodavath Umla, S/o Redya.

The reserve price for LOT No. 1 will be **Rs.5,13,35,000/-** and the earnest money deposit will be **Rs.51,33,500/-**

The reserve price for LOT No. 2 will be **Rs.84,85,000/-** and the earnest money deposit will be **Rs.8,48,500/-**

The reserve price for LOT No. 3 will be **Rs.5,21,10,000/-** and the earnest money deposit will be **Rs.52,11,000/-**

The reserve price for LOT No. 4 will be **Rs.1,42,92,000/-** and the earnest money deposit will be **Rs.14,29,200/-**

The reserve price for LOT No. 5 will be **Rs.3,97,20,000/-** and the earnest money deposit will be **Rs.39,72,000/-**

The Earnest Money Deposit shall be deposited on or before **21/11/2022** at **5:00pm**.

Details and full description of the immovable property.

LOT 1	All that the part & parcel of Property of residential building bearing No.21-2-186 & 21-2-187 (Old Nos.1135 to 1142), admeasuring 402.22 Sq. yards equivalent to 336.29 Sq. meters consisting Ground + Upper 2 floors, situated in the compound of Vallabh Das Building, Charkaman, Pathergatty, Hyderabad standing in the name of Sri. Satyajeet Agarwal and Smt. Vijaya Lakshmi Agarwal as per sale deed no.1363/2004 within jurisdiction of the Registrar at SRO, Charminar and bounded by: North: Common passage 5 ft wide, South: Seri 5 ft wide, East: Seri of 3 ft and common passage, West: Seri of 3 ft wide
LOT 2	All that the part & parcel of Property of land and building bearing H.No. 18-8-444 / 1/ 150 / 151, admeasuring 246 Sq.Yds equivalent to 205.68 Sq meters, Ground + First Floor with the plinth area of building as 1500 Sq Ft. at Raghavendra Swamy Nagar, Lalitha bagh, Uppuguda, Hyderabad standing in the name of the company M/s. Mansarovar Pearls (India) Pvt Ltd. As per sale deed no.1051/2008 within jurisdiction of the Registrar at SRO, Azampura and bounded by: North: Dead end lane, South: Sub road 15 ft wide, East: Sub road 20 ft wide, West: H No. 18-8-444/1/149 & 18-8-444/1/149/A
LOT 3	A) All that the part & parcel of Property of open land bearing 8-2-676/1/B/30/7/44 admeasuring 193 sq.yds equivalent to 161.34 Sq meters situated at Sriram Nagar, Banjara Hills, Hyderabad standing in the name of Sri. Satyajeet Agarwal as per sale deed no.2488/2003 within jurisdiction of the Registrar at SRO, Banjarahills and bounded by:



	<p>North: Neighbours house, South: Lane, East: Neighbours house, West: Neighbours house</p> <p>B) All that the part & parcel of Property of open land bearing 8-2-676/1/B/30/7/44/1 admeasuring 193 sq.yds equivalent to 161.34 Sq meters situated at Sriram Nagar, Banjara Hills, Hyderabad standing in the name of Smt. Vijayalakshmi Agarwal as per sale deed no.2491/2003 within jurisdiction of the Registrar at SRO, Banjarahills and bounded by:</p> <p>North: Neighbours house, South: 6 ft wide lane, East: Neighbours house, West: Road</p> <p>C) All that the part & parcel of Property of open land bearing 8-2-676/1/B/30/7/45 admeasuring 193 sq.yds equivalent to 161.34 Sq meters situated at Sriram Nagar, Banjara Hills, Hyderabad standing in the name of Smt. Chinkey Agarwal as per sale deed no.2489/2003 within jurisdiction of the Registrar at SRO, Banjarahills and bounded by:</p> <p>North: Neighbours house, South: 6 ft wide lane, East: Neighbours house, West: Neighbours house</p> <p>D) All that the part & parcel of Property of open land bearing 8-2-676/1/B/30/7/45/1 admeasuring 193 sq.yds equivalent to 161.34 Sq meters situated at Sriram Nagar, Banjara Hills, Hyderabad standing in the name of Mr. Krishna Agarwal as per sale deed no.2490/2003 within jurisdiction of the Registrar at SRO, Banjarahills and bounded by:</p> <p>North: Neighbours house, South: 6 ft wide lane, East: Neighbours house, West: Neighbours house</p>
LOT 4	<p>All that the part & parcel of Property of land and building bearing H.No.1-11-13/2 admeasuring 220 Sq. yds equivalent to 183.92 Sq. meters consisting of G + 3 floors, on plot No.22/part, in survey no.250/part, situated at Budvel Village, Rajendranagar Municipality, Ranga Reddy District, Telangana standing in the name of Sri Kodavath Umla as per sale deed no.14903/2006 & rectification deed no.913/2010 within jurisdiction of the Registrar at SRO, Rajendra Nagar and bounded by:</p> <p>North: Plot No. 23, South: 30 ft wide road, East: Plot No. 25, West: Plot No. 22/part</p>
LOT 5	<p>All that Property of Land & Building bearing MCH No. 21-1-896 to 901, opposite to GHMC Office, Circle No. 5, Lane Opp to High Court, Ghansi Bazaar, Hyderabad. Extent of Land is 390.81 Sq. Yds equivalent to 326.76 Sq meters and Building consists of ground floor, first floor & second floor with the total plinth area of 3518 Sq. fts standing in the name of Smt Vidya Devi, as per sale deed no.13/1968 within jurisdiction of the Registrar at SRO, Doodbowli and bounded by:</p> <p>North: House belongs to Fakeer Chand, South: C C Road, East: House of Mahaboob Mirza, West: Noora Mall.</p>

* No Known Encumbrances to the Knowledge of the Bank.

For detailed terms and conditions of the sale attached please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Authorized Officer, ARM Branch, Canara Bank, Ph. No. **040-27725283, 27725285** during office hours on any working day.

Date: 31/10/2022

Place: Hyderabad

कृते केनरा बैंक फॉर CANARA BANK
 Authorised Officer
 प्रधिकृत अधिकारी, आरएम ब्रांच, शाखा, हैदराबाद.
 Authorised Officer, ARM Branch, Hyderabad.

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 31/10/2022

1. Name and Address of the Secured Creditor : Canara Bank, ARM Branch, Ground Floor, Circle Office Building, MCH No:-10-3-163 & 10-3-163/A, Plot No.85, Survey No.625, Beside Rail Nilyam, Secunderabad – 500 026.



2. Name and Address of the Borrower(s)/Guarantor(s) :

M/s. Mansarovar Pearls (India) Private Limited Regd Office: 21-6-475, Gandhi Bazar, Hyderabad – 500002	M/s. Mansarovar Pearls (India) Private Limited Corporate Office: 21-2-186/87, Vallabhdas Building, Charkaman, Hyderabad – 500002
Mr. Satyajeet Agarwal, S/o Late Kedarnath Agarwal, 3-6-469/1/1 Street No. 6, Himayathnagar, Behind Maruthi Show Room, Hyderabad 500029 (Managing Director and Guarantor)	Mrs. Vijayalaxmi Agarwal, W/o Satyajeet Agarwal 3-6-469/1, Street No. 6, Behind Maruthi Show Room, Himayathnagar, Hyderabad 500029 (Director and Guarantor)
Mr. Krishna Agarwal, S/o Satyajeet Agarwal, 3-6-469/1, 1 st Floor, Street No. 6, Behind Maruthi Show Room, Himayathnagar, Hyderabad 500029 (Guarantor)	Mrs. Chinkey Agarwal, W/o Adarsh Kedia, 5-3-981, Fasi Jung Lane, Osman Gunj, Hyderabad 500012 (Guarantor)
Mr. Pannalal Agarwal, S/o Late Mohanlal Agarwal, 21-1-898, Ghansi Bazar, Charminar, Hyderabad 500002 (Guarantor)	Mrs. Vidya Devi, W/o Late Mohanlal Agarwal, 21-1-898, Ghansi Bazar, Charminar, Hyderabad 500002 (Guarantor)
Mr. Kodavath Umla, S/o Redya, 9-81, Palmakole, K V Rangareddy, Shamshabad, Telangana 509325 (Guarantor)	

3. Total Contractual liabilities as on (30/09/2022) : **Rs. 55,50,06,856.90/- (Rupees Fifty Five Crores Fifty Lakhs Six Thousand Eight Hundred Fifty Six and Ninety Paise Only)** plus unapplied interest w.e.f 01/10/2022 and Bank charges. The amounts remitted after issuance of Demand notice are duly accounted.

4. (a) Mode of Auction

: **Online Electronic Bidding**

(b) Details of Auction service provider

: M/s ANTARES SYSTEMS LIMITED
Website: www.bankeauctionwizard.com
Contact Person Name: Manohar.S
Contact No 9686196755/08040482000/2100,
E-mail: manohar.s@antaressystems.com

(c) Date & Time of Auction

: **23/11/2022, 11.30 A.M. to 12.30 P.M.**
(With unlimited extension of 10 minutes duration
each till the conclusion of the sale)

(d) Place of Auction

: Canara Bank, ARM Branch, Ground Floor,
Circle Office Building, MCH No: 10-3-163 &
10-3-163/A, Beside Rail Nilayam
Secunderabad- 500 026

(e) Reserve Price : For LOT No.1 **Rs.5,13,35,000/-** (Rupees Five Crores Thorty Five Lahks Thirty Five Thousand only)
For LOT No.2 **Rs.84,85,000/-** (Rupees Eighty Four Lahks Eighty Five Thousand only)
For LOT No.3 **Rs.5,21,10,000/-** (Rupees Five Crores Twenty One Lahks Ten Thousand only)
For LOT No.4 **Rs.1,42,92,000/-** (Rupees One Crore Forty Two Lahks Ninty Two Thousand only)



Thousand only)

For LOT No.5 **Rs.3,97,20,000/-** (Rupees Three Crores Ninty seven Lahks Twenty

Thousand only)

Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website www.bankeauctionwizard.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 **10/11/2022** between **11:00AM and 4:00PM**.
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- 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 Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Branch, Hyderabad A/c No **209272434 (select payment mode as Interbank Transfer)** IFSC Code: **CNRB0002752** on or before **21/11/2022** by **5:00pm**.
- 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 ANTARES SYSTEMS LIMITED** Address: #24, Sudha Complex, 3rd Stage, 4th Block, Basaveswara Nagar, Bangalore-560 079, Web site: www.bankeauctionwizard.com Contact Person Name: MANOHAR.S Contact Number : 9686196755/9686196756 Land Line: 080-49352000 ,Mail ID: manohar.s@anatreassystems.com **Hyderabad Executive** Name: Ms. Sridevi Contact number: 8500289475 Mail id : sridevi.d@anatreassystems.com.
- f) After payment of the EMD amount, the intending bidders should submit copies of the following documents/details on or before **21/11/2022, 5:00 PM**, to Canara Bank, ARM Branch, Hyderabad 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 Bank A/c details for online refund of EMD.
- g) The intending bidders should contact e-Auction Service Provider **M/s ANTARES SYSTEMS LIMITED** Address: #24, Sudha Complex, 3rd Stage, 4th Block, Basaveswara Nagar, Bangalore-560 079, Web site: www.bankeauctionwizard.com Contact Person Name: MANOHAR.S Contact Number : 9686196755/9686196756 Land Line: 080-49352000, Mail ID: manohar.s@anatreassystems.com **Hyderabad Executive** Name: Ms.Sridevi Contact number: 8500289475 Mail id : sridevi.d@anatreassystems.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 multiples of **Rs.1,00,000/-** for LOT No 1, 3 & 5 properties and **Rs.50,000/-** for LOT No 2 & 4 properties. 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.
- k) **For sale proceeds of Rs.50.00 Lacs (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. The successful bidder shall bear all the statutory/ non-statutory dues, taxes, rates etc., if any.
- 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 of bidders who do not have access to the internet but interested in participating the e-auction, can approach ARM branch who, as a facilitating centre, will make necessary arrangements.
- o) For further details contact Authorised Officer, Canara Bank, ARM Branch, Hyderabad (Ph. No.040-27725283/ 27725285) e-mail id. cb2752@canarabank.com OR the service provider **M/s ANTARES SYSTEMS LIMITED** Address: #24, Sudha Complex, 3rd Stage, 4th Block, Basaveswara Nagar, Bangalore-560 079, Web site: www.bankeauctionwizard.com Contact Person Name: MANOHAR.S Contact Number : 9686196755/56 Land Line: 080-49352000 ,Mail ID: manohar.s@antaresystems.com **Hyderabad Executive** Name: Ms. Sridevi Contact number: 8500289475 Mail id : sridevi.d@antaresystems.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: Hyderabad

Date: 31/10/2022

For CANARA BANK
Authorized Officer, Hyderabad.
Authorised Officer, ARM Branch, Hyderabad.
Canara Bank

