

0(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT(ARM) II BRANCH, PARLIAMENT STREET,
NEW DELHI-110001.
PH-011-23323891, 23723121, Email : cb3038@canarabank.com

Ref: ARM II: CR: SARFAESI SALE: CHHAYA PACKERS-I: 2021

Date: 19 .08.2021

To,

| | |
|--|---|
| 1. M/s. CHHAYA PACKERS & PRINTERS PVT. LTD. Through its Directors and Guarantors at Plot No. 93 A, Dheerhera Industrial Area, Village - Dheerhera, Pargana - Sarawa, District - Meerut, Uttar Pradesh - 245101. Also at: Regd. Office: A-1/15 Block-A, Pocket - 1, Sector-8, Rohini, Delhi-110085. | 2. Sh. Varun Kansal S/o Late Shri Pradeep Kansal (Director and Guarantor) R/o B-91, Ashok Nagar, Ghaziabad-201001 (UP) Also at: Plot No. 93 A, Dheerhera Industrial Area, Village - Dheerhera, Pargana - Sarawa, District - Meerut, Uttar Pradesh - 245101. |
| 3. Sh. Rajesh Gupta S/o Sh. Shivcharan Dass Gupta (Director and Guarantor) R/o House No. 25/39, GF West Patel Nagar, New Delhi-110008 Also at: Plot No. 93 A, Dheerhera Industrial Area, Village - Dheerhera, Pargana - Sarawa, District - Meerut, Uttar Pradesh - 245101. | 4. Sh. Akhil Kumar Gupta S/o Sh. U K Gupta (Director and Guarantor) R/o A-1/15 Block-A, Pocket - 1, Sector-8, Rohini, Delhi-110085. Also at: Plot No. 93 A, Dheerhera Industrial Area, Village - Dheerhera, Pargana - Sarawa, District - Meerut, Uttar Pradesh - 245101. |

Dear Sir,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, the Authorised Officer of Canara Bank has taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to Canara Bank. Subsequently the account is transferred to the Asset Recovery Management Branch II, Parliament Street, New Delhi for further follow up in recovery of the dues.

The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice (e auction notice) containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

**AUTHORISED OFFICER
CANARA BANK**

ENCLOSURE - SALE NOTICE Annexure 13

Annexure 13

ASSET RECOVERY MANAGEMENT(ARM) II BRANCH, PARLIAMENT STREET,
NEW DELHI-110005.

PH-011-23323891, 23723121,

Email : cb3038@canarabank.com

SALE NOTICE

E-Auction sale notice for sale of Immovable property 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 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 creditors, the **Physical possession** of which has been taken by the Authorised Officer of SME Branch, Ghaziabad, (UP) of the Canara Bank, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **30.09.2021 from 12.30 p.m. to 01.30 p.m.** [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery of **Rs. 613,23,321.02 (Rupees Six Crore Thirteen Lacs Twenty Three Thousand Three Hundred Twenty One and Paisa Two Only)** including liability of OCC and Term Loan and also include interest up to 30.04.2017 plus further interest at applicable rate from 01.05.2017 along with expenses, other charges, etc. due to the ARM-II Branch of Canara bank from **M/s Chhaya Packers & Printers Pvt. Ltd.** and its Directors and Guarantors - **Sh. Varun Kansal, Sh. Rajesh Gupta and Sh. Akhil Kumar Gupta.**

Full description of the immovable property, Reserve Price, EMD, known Encumbrance(s), Outstanding Dues if any are as under:-

| Sr No. | Details of Properties | Reserve Price | EMD | Encumbrance(s) | Outstanding Dues of Local Self Government as on 07.05.2019 |
|--------|---|----------------|---------------|-------------------|--|
| 1. | 1. Plot No.93, Village Dheerkhera, Pargana - sarawa, District - Meerut measuring 1276 sq yds in the name of Varun Kansal (This property is in Symbolic possession of the Bank) | Rs.147.00 lacs | Rs.14.70 lacs | Not Known to Bank | Nil as per Bank's Record |
| 2. | 2. Plot No. 93A, Village Dheerkhera, Pargana - Sarawa, District - Meerut measuring 3036 sq yds in the name of Company. (This property is in Symbolic possession of the Bank) | Rs.319.00 lacs | Rs.31.90 lacs | Not Known to Bank | Nil as per Bank's Record |
| 3. | 3. Plot No.94, Village Dheerkhera, Pargana - Sarawa, District - Meerut measuring 1276 sq yds in the name of Akhil Kumar Gupta (This property is in Symbolic possession of the Bank) | Rs.140.00 lacs | Rs.14.00 lacs | Not known to Bank | Nil as per Bank's Record |

| | | | | | |
|----|--|----------------|---------------|-------------------|--------------------------|
| 4. | 4.Plot No.94A, Village Dheerkhera, Pargan - Sarawa, District - Meerut measuring 1276 sq yds Rajesh Gupta (This property is in Symbolic possession of the Bank) | Rs.157.00 lacs | Rs.15.70 lacs | Not known to Bank | Nil as per Bank's Record |
| 5. | Plant & Machinery available at factory site. (This security is in Symbolic possession of the Bank) | Rs.120.00 lacs | Rs.12.00 lacs | Not known to Bank | Nil as per Bank's Record |

The EMD should be deposited on or before 28.09.2021 up to 5.00 pm.

The property will not be sold below Reserve Price.

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 SH. PRASHANT PANDEY, Mobile No 9599662508 Chief Manager, Canara Bank, ARM II Branch, and/or, Sh. Abdhesh Kumar, Mb.9990131310 Senior Manager, Canara Bank, ARM II Branch Land Line No. 011-23323891, 23723121 during office hours on any working day.

Date: 19.08.2021
Place: Delhi

AUTHORISED OFFICER
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 19.08.2021

1. Name and address of the secured creditor : **Canara Bank ARM II Branch**
2. Name and address of the Borrower(s)/Guarantor(s) : **Details as under :-**

| | |
|---|---|
| 1. M/s. CHHAYA PACKERS & PRINTERS PVT. LTD. Through its Directors and Guarantors at Plot No. 93 A, Dheerhera Industrial Area, Village - Dheerhera, Pargana - Sarawa, District - Meerut, Uttar Pradesh - 245101. <u>Also at: Regd. Office:</u> A-1/15 Block-A, Pocket - 1, Sector-8, Rohini, Delhi-110085. | 2. Sh. Varun Kansal S/o Late Shri Pradeep Kansal (Director and Guarantor) R/o B-91, Ashok Nagar, Ghaziabad-201001 (UP) <u>Also at:</u> Plot No. 93 A, Dheerhera Industrial Area, Village - Dheerhera, Pargana - Sarawa, District - Meerut, Uttar Pradesh - 245101. |
| 3. Sh. Rajesh Gupta S/o Sh. Shivcharan Dass Gupta (Director and Guarantor) R/o House No. 25/39, GF West Patel Nagar, New Delhi-110008 <u>Also at:</u> Plot No. 93 A, Dheerhera Industrial Area, Village - Dheerhera, Pargana - Sarawa, District - Meerut, Uttar Pradesh - 245101. | 4. Sh. Akhil Kumar Gupta S/o Sh. U K Gupta (Director and Guarantor) R/o A-1/15 Block-A, Pocket - 1, Sector-8, Rohini, Delhi-110085. <u>Also at:</u> Plot No. 93 A, Dheerhera Industrial Area, Village - Dheerhera, Pargana - Sarawa, District - Meerut, Uttar Pradesh - 245101. |

3. **Total liabilities as on 03.05.2017 is Rs.6,13,23,321.02 (Rupees Six Crore Thirteen Lacs Twenty Three Thousand Three Hundred Twenty One and Paise Two Only)** which include interest up to 30.04.2017 plus further interest at applicable rate from 01.05.2017 along with expenses, other charges, etc.

4. (a) Mode of Auction : Online E-Auction
(b) Details of Auction service provider : **M/S CANBANK COMPUTER SERVICES LTD.**
Mr Pratap Kanjilal & D D Pakhare. **MOB:**
9832952602 / 9911293517/
8898418010/ 080-23469665/
9480691777 email:
ccsleauction@gmail.com

- (c) **Date & Time of e- auction : Date 30.09.2021 Time 12:30 p.m. - 01.30 p.m.**
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

5. **Reserve Price: - Property 1 : Rs.147.00 Lacs (Rupees One Hundred Forty Seven Lacs Only)**
Property 2 : Rs.319.00 Lacs (Rupees Three Hundred Nineteen Lacs Only)
Property 3 : Rs.140.00 Lacs (Rupees One Hundred Forty Lacs Only)
Property 4 : Rs.157.00 Lacs (Rupees One Hundred Fifty Seven Lacs Only)
Plant & Machinery at Factory : Rs.120.00 Lacs (Rupees One Hundred Twenty Lacs Only)

6. Other terms and conditions:

- a. Auction / bidding shall be only through "Online Electronic Bidding" through the website www.indianbankseuction.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 Authorised Officer, on 23.09.2021 and 24.09.2021 between 2.00 P.M to 5.00 P.M.
- c. The property will not be sold below 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, Parliament Street, New Delhi, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Regional Office, New Delhi, Current A/c No 6970295000001 IFSC Code: CNRB0006970 on or before 28.09.2021 up to 05.00 p.m.
- e. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 29.09.2021 up to 5:00 PM, to Canara Bank, ARM II Branch, Parliament Street, New Delhi, by hand or by email.
 - i.) 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.
 - ii.) Bidders Name. Contact No. Address, E Mail Id.
 - iii.) Bidder's A/c details for online refund of EMD.
- f. The intending bidders should register their names at portal www.indianbankseaction.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 CANBANK COMPUTER SERVICES LTD. Mr Pratap Kanjilal & D D Pakhare. MOB: 9832952602 / 9911293517/ 8898418010/080- 23469665/ 9480691777 email: ccsleaction@gmail.com & eauction@ccsl.co.in
- g. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 working days of finalization of sale. 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.1,00,000/- (Rupees One Lacs Only). The bidder who submits the highest bid (not below 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 within the period stated above, 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.
- j. For sale proceeds of Rs. 50.00 Lakhs (Rupees fifty lakhs only) and above, the successful bidder will have to deduct TDS at a 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. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- m. 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, Delhi or Canara

Bank ARM II Branch, Parliament Street, New Delhi who as a facilitating centre shall make necessary arrangements.

- n. Bidder has to make due diligence and physical verification of property with regard to title, extent, area dues, etc. No claim subsequent to submission of bid shall be entertained by the bank.
- o. For further details contact SH. PRASHANT PANDEY, MOB: No 9599662508 Chief Manager, ARM II Branch, Canara Bank, and/or, Sh. Abdhesh Kumar, MOB: 9990131310 Senior Manager, Canara Bank ARM II Branch, Land Line No. 011-23323891, 23723121, e-mail [id-cb3038@canarabank.com](mailto:cb3038@canarabank.com) OR the service provider M/S CANBANK COMPUTER SERVICES LTD. Mr Pratap Kanjilal & D D Pakhare MOB: 9832952602 / 9911293517/ 8898418010 / 080- 23469665 / 9480691777 email: ccsleauction@gmail.com & eauction@ccsl.co.in

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: New Delhi
Date: 19.08.2021**

**AUTHORISED OFFICER
CANARA BANK**