

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 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 **Symbolic Possession** of which has been taken by the Authorised Officer of Asset Recovery Management Branch, Canara Bank, 2nd Floor, 1259, Renuka Complex, J M Road, Deccan Gymkhana, Pune - 411004, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **20.11.2021**, for recovery of Rs.83,97,79,638.30 (Rs. Eighty Three Crores Ninty Seven Lakhs Seventy Nine Thousand Six Hundred Thirty Eight and Paise Thirty only) as on 30.09.2021 plus further interest due to the Asset Recovery Management Branch, Pune of Canara Bank from M/s Trillion Real Estate And Properties (India) Pvt. Ltd.(Borrower and Mortgagor), Mr. Somnath Vaijanath Sakre (Mortgagor and Guarantor), Mr. Sandeep Omprakash Koyate, (Mortgagor and Guarantor), Mr. Ashruba Shrirang Garad (Guarantor) and Mrs. Jaya Ashruba Garad (Guarantor).

The reserve price, earnest money deposit, date of deposit of earnest money is as under:

| Property Sr. No. | Reserve Price | EMD | Last Date of Deposit of EMD |
|------------------|--|---|-----------------------------|
| 1 | Rs.18,04,00,000/- (Rupees Eighteen Crore Four Lakh only) | Rs. 1,80,40,000/-(Rs. One Crore Eighty Lakhs Forty Thousand Only) | 18.11.2021 till 05.00 PM |
| 2 | Rs. 3,41,00,000/- (Rs. Three Crore Forty One Lakh only) | Rs. 34,10,000/-(Rs. Thirty Four Lakh Ten Thousand Only) | 18.11.2021 till 05.00 PM |
| 3 | Rs. 6,82,00,000/- (Rs. Six Crore Eighty Two Lakh only) | Rs. 68,20,000/- (Rs. Sixty Eight Lakh Twenty Thousand only) | 18.11.2021 till 05.00 PM |

Details and full description of the immovable property with known encumbrances, if any: There is no encumbrance to the knowledge of the bank.

| Property Sr. No. | Particulars of Property along with boundary |
|------------------|---|
| 1 | All the part and parcels under construction proposed 4 star hotel on Commercial NA Plot No. 1 (as per approved revised layout) in the name of M/s Trillion Real Estate and Properties (India) Pvt. Ltd. located in Sai Niwara Township, Off Shirdi-Shanishignapur Road (Pimpalwadi Road), Village Rui, Taluka Rahata, Dist. Ahmednagar- 423109 in Hissa No. 4 out of Gat No. 303 + 305 + 308-B and 312-B, area H 1-27.57R i.e. 12757.65 SqMtr. Bounded by: |

| Property Sr. No. | Particulars of Property along with boundary | |
|------------------|--|---|
| | On or towards the North | By Amenity space of 3624.60 SqMtr. |
| | On or towards the South | By 15 Mtrs Wide Road as per approved layout plan dated 13.01.2011 |
| | On or towards the East | By part of Gat No. 303 + 305 + 308-B + 312-B |
| | On or towards the West | By 9.00 Mtrs Wide Road |
| | (The property is under constructive possession of the bank) | |
| 2 | Residential Non Agriculture Plot in the name of M/s Trillion Real Estate and Properties (India) Pvt. Ltd. bearing Plot No. 2 to 31 located in part of Gat No. 303 + 305 + 308-B and 312-B admeasuring 7671.58 SqMtr. in Sai Niwara Township, Off Shirdi-Shanishignapur Road (Pimpalwadi Road), Village Rui, TalukaRahata, Dist. Ahmednagar- 423 109 area collectively of H 3.29.45 R. Bounded by: | |
| | On or towards the North | By amenity space of 3624.60 SqMtr. Out of Gat No. 303 + 305 + 308-B and 312-B and thereafter Gat No. 269, 296 and part of Gat No. 309 |
| | On or towards the South | By 15 Mtr. Wide Road as per approved layout plan dated 13.01.2011 |
| | On or towards the East | By 9 Mtr. Wide Road and thereafter part of Gat No. 312 |
| | On or towards the West | By existing 9 Mtr. Wide Road |
| | (The property is under constructive possession of the bank) | |
| 3 | Residential Non Agriculture Plots in the jointly name of Mr. SomnathVaijanathSakre and Mr. Sandeep OmprakashKoyate situated in Sai Niwara Township, Off Shirdi-Shanishignapur Road (Pimpalwadi Road), Village Rui, TalukaRahata, Dist. Ahmednagar- 423 109 out of | |
| | a) Gat No. 306 having total area admeasuring 92R bounded by: | |
| | On or towards the North | By part of Gat No. 305 and Gat No. 308 |
| | On or towards the South | By part of Gat No. 306 |
| | On or towards the East | By part of Gat No. 307 |
| | On or towards the West | By part of Gat No. 303 |
| | b) Gat No. 307 having total area admeasuring 31R, | |
| | On or towards the North | By part of Gat No. 308 |
| | On or towards the South | By part of Gat No. 307 |
| | On or towards the East | By part of Gat No. 317 |
| | On or towards the West | By part of Gat No. 306 |
| | c) Gat No. 316 having total area admeasuring 54R, | |
| | On or towards the North | By part of Gat No. 308 and Gat No. 312 |
| | On or towards the South | By part of Gat No. 316 |
| | On or towards the East | By part of Gat No. 315 |

| Property Sr. No. | Particulars of Property along with boundary | |
|---------------------|--|----------------------------------|
| | On or towards the West | By part of Gat No. 317 |
| | d) Gat No. 317 having total area admeasuring 20R and | |
| | On or towards the North | By part of Gat No. 308 |
| | On or towards the South | By part of Gat No. 317 |
| | On or towards the East | By part of Gat No. 316 |
| | On or towards the West | By part of Gat No. 307 |
| | e) Gat No. 312A having total area admeasuring 1H 29.02R + 9 R.P.K | |
| | On or towards the North | By Village Road |
| | On or towards the South | By part of Gat No. 317 |
| | On or towards the East | By remaining part of Gat No. 312 |
| | On or towards the West | By part of Gat No. 308 |
| | (The property is under constructive possession of the bank) | |

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 Chief Manager Canara Bank, ARM branch, 1259, Deccan Gymkhana, Renuka Complex, 2nd floor, Jangli Maharaj Road, Pune – 411004. Phone No. 02025511027 & 25532165.

Date: 30.10.2021

Place: Pune


For CANARA BANK
AUTHORISED OFFICER
CANARA BANK
 Assistant Manager
 Asset Recovery Management Br., Pune-4

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 30.10.2021

| | | |
|----|---|--|
| 1. | Name and Address of the Secured Creditor | Canara Bank, Asset Recovery Management Branch, 1259, 2 nd Floor, Renuka Complex, J M Road, Deccan Gymkhana, Pune- 411 004 |
| 2. | Name and Address of the Borrowers and Guarantors | <p>1. M/s Trillion Real Estate and Properties (India) Pvt. Ltd. (Borrower & Mortgagor) 1st Floor, Wing A- 3/4/5, DSK Chintamani, 417, Shaniwar Peth, Pune- 411 030</p> <p>Also at, 301, Pramila Apartment, Lakaki Road, Model Colony, Shivaji Nagar, Pune- 411 016</p> <p>2. Mr. Ashruba Shirang Garad (Guarantor) Flat No. 302, B-3 Floor, Tower No. 8, Amanora Park Tower, Near Magarpatta, Hadapsar, Pune- 411 028</p> <p>Also at, At+Post - Vidhyanagar, Tal. Parli, Dist. Beed PIN- 431 515</p> <p>3. Mrs. Jaya Ashruba Garad (Guarantor) Flat No. 302, B-3 Floor, Tower No. 8, Amanora Park Tower, Near Magarpatta, Hadapsar, Pune- 411 028</p> <p>Also at, Mondha Market Parli, Near MarutiMandir, PaeliVaijinath, Parli, Dist. Beed PIN- 431 515</p> <p>4. Mr. Somnath Vaijanath Sakre (Mortgagor and Guarantor) Plot No. 167, 'Shree Prabhu' N-3, CIDCO, Jalana Road, Aurangabad- 431 003</p> <p>5. Mr. Sandeep Omprakash Koyate, (Mortgagor and Guarantor) "Niwara Housing Society", At & Post- Kopargaon, Tal- Kopargaon, Dist. Ahmednagar- 423 601</p> |
| 3. | Total liabilities as on 30.09.2021 | Rs.83,97,79,638.30 (Rs. Eighty Three Crores Ninty Seven Lakhs Seventy Nine Thousand Six Hundred Thirty Eight and Paise Thirty only) |
| 4. | (a) Mode of Auction | E-auction |
| | (b) Details of Auction service provider | M/s.Canbank Computer Services Ltd through website: https://www.indianbankseaauction.com |
| | (c) Date and Time of Auction | 20.11.2021 at 12:00 pm to 1:00 pm with unlimited extension of 5 mins each |
| | (d) Place of Auction | Online |

5. The reserve price, earnest money deposit, date of deposit of earnest money is as under:

| Property Sr. No. | Reserve Price | EMD | Last Date of Deposit of EMD |
|------------------|--|--|-----------------------------|
| 1 | Rs.18,04,00,000/- (Rupees Eighteen Crore Four Lakh only) | Rs. 1,80,40,000/- (Rs. One Crore Eighty Lakhs Forty Thousand Only) | 18.11.2021 till 05.00 PM |
| 2 | Rs. 3,41,00,000/- (Rs. Three Crore Forty One Lakh only) | Rs. 34,10,000/- (Rs. Thirty Four Lakh Ten Thousand Only) | 18.11.2021 till 05.00 PM |
| 3 | Rs. 6,82,00,000/- (Rs. Six Crore Eighty Two Lakh only) | Rs. 68,20,000/- (Rs. Sixty Eight Lakh Twenty Thousand only) | 18.11.2021 till 05.00 PM |

6. Details and full description of the immovable property:

| Property Sr. No. | Particulars of Property along with boundary | | | | | | | | |
|-------------------------|--|-------------------------|---|-------------------------|---|------------------------|--|------------------------|------------------------------|
| 1 | <p>All the part and parcels under construction proposed 4 star hotel on Commercial NA Plot No. 1 (as per approved revised layout) in the name of M/s Trillion Real Estate and Properties (India) Pvt. Ltd. located in Sai Niwara Township, Off Shirdi-Shanishignapur Road (Pimpalwadi Road), Village Rui, TalukaRahata, Dist. Ahmednagar- 423109 in Hissa No. 4 out of Gat No. 303 + 305 + 308-B and 312-B, area H 1-27.57R i.e. 12757.65 SqMtr. Bounded by:</p> <table> <tr> <td>On or towards the North</td><td>By Amenity space of 3624.60 SqMtr.</td></tr> <tr> <td>On or towards the South</td><td>By 15 Mtrs Wide Road as per approved layout plan dated 13.01.2011</td></tr> <tr> <td>On or towards the East</td><td>By part of Gat No. 303 + 305 + 308-B + 312-B</td></tr> <tr> <td>On or towards the West</td><td>By 9.00 Mtrs Wide Road</td></tr> </table> <p>(The property is under constructive possession of the bank)</p> | On or towards the North | By Amenity space of 3624.60 SqMtr. | On or towards the South | By 15 Mtrs Wide Road as per approved layout plan dated 13.01.2011 | On or towards the East | By part of Gat No. 303 + 305 + 308-B + 312-B | On or towards the West | By 9.00 Mtrs Wide Road |
| On or towards the North | By Amenity space of 3624.60 SqMtr. | | | | | | | | |
| On or towards the South | By 15 Mtrs Wide Road as per approved layout plan dated 13.01.2011 | | | | | | | | |
| On or towards the East | By part of Gat No. 303 + 305 + 308-B + 312-B | | | | | | | | |
| On or towards the West | By 9.00 Mtrs Wide Road | | | | | | | | |
| 2 | <p>Residential Non Agriculture Plot in the name of M/s Trillion Real Estate and Properties (India) Pvt. Ltd. bearing Plot No. 2 to 31 located in part of Gat No. 303 + 305 + 308-B and 312-B admeasuring 7671.58 SqMtr. in Sai Niwara Township, Off Shirdi-Shanishignapur Road (Pimpalwadi Road), Village Rui, TalukaRahata, Dist. Ahmednagar- 423 109 area collectively of H 3.29.45 R. Bounded by:</p> <table> <tr> <td>On or towards the North</td><td>By amenity space of 3624.60 SqMtr. Out of Gat No. 303 + 305 + 308-B and 312-B and thereafter Gat No. 269, 296 and part of Gat No. 309</td></tr> <tr> <td>On or towards the South</td><td>By 15 Mtr. Wide Road as per approved layout plan dated 13.01.2011</td></tr> <tr> <td>On or towards the East</td><td>By 9 Mtr. Wide Road and thereafter part of Gat No. 312</td></tr> <tr> <td>On or towards the West</td><td>By existing 9 Mtr. Wide Road</td></tr> </table> <p>(The property is under constructive possession of the bank)</p> | On or towards the North | By amenity space of 3624.60 SqMtr. Out of Gat No. 303 + 305 + 308-B and 312-B and thereafter Gat No. 269, 296 and part of Gat No. 309 | On or towards the South | By 15 Mtr. Wide Road as per approved layout plan dated 13.01.2011 | On or towards the East | By 9 Mtr. Wide Road and thereafter part of Gat No. 312 | On or towards the West | By existing 9 Mtr. Wide Road |
| On or towards the North | By amenity space of 3624.60 SqMtr. Out of Gat No. 303 + 305 + 308-B and 312-B and thereafter Gat No. 269, 296 and part of Gat No. 309 | | | | | | | | |
| On or towards the South | By 15 Mtr. Wide Road as per approved layout plan dated 13.01.2011 | | | | | | | | |
| On or towards the East | By 9 Mtr. Wide Road and thereafter part of Gat No. 312 | | | | | | | | |
| On or towards the West | By existing 9 Mtr. Wide Road | | | | | | | | |
| 3 | <p>Residential Non Agriculture Plots in the jointly name of Mr. SomnathVaijanathSakre and Mr. Sandeep OmprakashKoyate situated in Sai Niwara Township, Off Shirdi-Shanishignapur Road (Pimpalwadi Road), Village Rui, TalukaRahata, Dist. Ahmednagar- 423 109 out of</p> | | | | | | | | |



(Government of India Undertaking)

**ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX
2ND FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)**
Email: cb5208@canarabank.com Phone – +91 20 25532165/25511027

| Property Sr. No. | Particulars of Property along with boundary |
|---------------------|--|
| | f) Gat No. 306 having total area admeasuring 92R bounded by: |
| | On or towards the North By part of Gat No. 305 and Gat No. 308 |
| | On or towards the South By part of Gat No. 306 |
| | On or towards the East By part of Gat No. 307 |
| | On or towards the West By part of Gat No. 303 |
| | g) Gat No. 307 having total area admeasuring 31R, |
| | On or towards the North By part of Gat No. 308 |
| | On or towards the South By part of Gat No. 307 |
| | On or towards the East By part of Gat No. 317 |
| | On or towards the West By part of Gat No. 306 |
| | h) Gat No. 316 having total area admeasuring 54R, |
| | On or towards the North By part of Gat No. 308 and Gat No. 312 |
| | On or towards the South By part of Gat No. 316 |
| | On or towards the East By part of Gat No. 315 |
| | On or towards the West By part of Gat No. 317 |
| | i) Gat No. 317 having total area admeasuring 20R and |
| | On or towards the North By part of Gat No. 308 |
| | On or towards the South By part of Gat No. 317 |
| | On or towards the East By part of Gat No. 316 |
| | On or towards the West By part of Gat No. 307 |
| | j) Gat No. 312A having total area admeasuring 1H 29.02R + 9 R.P.K |
| | On or towards the North By Village Road |
| | On or towards the South By part of Gat No. 317 |
| | On or towards the East By remaining part of Gat No. 312 |
| | On or towards the West By part of Gat No. 308 |
| | (The property is under constructive possession of the bank) |

7. Other terms and conditions:

- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseauction.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 Authorised Officer, as on **08.11.2021 to 11.11.2021** between **11.00 AM to 03.00 PM**
- 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.
- EMD** amount i.e. 10 % of the Reserve Price is to be deposited by way of Demand Draft in favour of Authorised Officer, Canara Bank, ARM branch, Pune OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, RO 1, Pune A/c No. 8355295000001. IFSC Code: CNRB0008355 on or before **18.11.2021 by 5.00 p.m.**

- 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. Canbank Computer Services Ltd, 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near-Market, Malleshwaram, Bengaluru, Karnataka 560003, Email- ccsleauktion@gmail.com; eauction@ccsl.co.in Contact No. +91 94806 91777, +91 88805 31165, +91 88984 18010
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **18.11.2021 by 05.00 PM** to Canara Bank, Asset Recovery Management Branch, 1259, Renuka complex, 2nd Floor, J M Road, Deccan Gymkhan, Pune-411004 by hand or by email at cb5208@canarabank.com.
- 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.
- g) The intending bidders should register their names at portal <https://www.indianbankseauktion.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, 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near-Market, Malleshwaram, Bengaluru, Karnataka 560003, Email- ccsleauktion@gmail.com; eauction@ccsl.co.in Contact No. +91 94806 91777, +91 88805 31165, +91 88984 18010
- 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 (Rs. One Lakh only). 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 Lakh (Rupees Fifty Lakh) 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.



(Government of India Undertaking)
ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX
2ND FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)
Email: cb5208@canarabank.com Phone – +91 20 25532165/25511027

- 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, Asset Recovery Management Branch, 1259, Renuka Complex, 2nd Floor, J M Road, Deccan Gymkhana, Pune- 411004 who, as a facilitating centre, shall make necessary arrangements.
- o) For further details **contact Canara Bank, Asset Recovery Management Branch, Deccan Gymkhana, Pune** (Ph. No. 9557966005, 020 25511027 & 25532165) e-mail id: cb5208@canarabank.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: Pune
Date: 30.10.2021




मुख्य प्रबंधक/Chief Manager
AUTHORISED OFFICER
Asset Recovery Management Branch, Deccan Gymkhana, Pune-4
CANARA BANK