

(Auction Sale Notice for Immovable / Movable 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 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/physical (Strike whichever is not applicable) possession of which has been taken by the Authorised Officer of ARM Branch of the Canara Bank., will be sold on "As is where is", "As is what is", and "Whatever there is" on **26.03.2021**, for recovery of Rs. 75,21,03,756.30 as on 31.12.2020 plus further interest and charges due to the ARM 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)	25.03.2021 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)	25.03.2021 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)	25.03.2021 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, 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:

Property Sr. No.	Particulars of Property along with boundary																
	<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								
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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								
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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> <p>a) Gat No. 306 having total area admeasuring 92R bounded by:</p> <table> <tr> <td>On or towards the North</td><td>By part of Gat No. 305 and Gat No. 308</td></tr> <tr> <td>On or towards the South</td><td>By part of Gat No. 306</td></tr> <tr> <td>On or towards the East</td><td>By part of Gat No. 307</td></tr> <tr> <td>On or towards the West</td><td>By part of Gat No. 303</td></tr> </table> <p>b) Gat No. 307 having total area admeasuring 31R,</p> <table> <tr> <td>On or towards the North</td><td>By part of Gat No. 308</td></tr> <tr> <td>On or towards the South</td><td>By part of Gat No. 307</td></tr> <tr> <td>On or towards the East</td><td>By part of Gat No. 317</td></tr> <tr> <td>On or towards the West</td><td>By part of Gat No. 306</td></tr> </table>	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	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
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Property Sr. No.	Particulars of Property along with boundary																								
	<p>c) Gat No. 316 having total area admeasuring 54R,</p> <table> <tr> <td>On or towards the North</td><td>By part of Gat No. 308 and Gat No. 312</td></tr> <tr> <td>On or towards the South</td><td>By part of Gat No. 316</td></tr> <tr> <td>On or towards the East</td><td>By part of Gat No. 315</td></tr> <tr> <td>On or towards the West</td><td>By part of Gat No. 317</td></tr> </table> <p>d) Gat No. 317 having total area admeasuring 20R and</p> <table> <tr> <td>On or towards the North</td><td>By part of Gat No. 308</td></tr> <tr> <td>On or towards the South</td><td>By part of Gat No. 317</td></tr> <tr> <td>On or towards the East</td><td>By part of Gat No. 316</td></tr> <tr> <td>On or towards the West</td><td>By part of Gat No. 307</td></tr> </table> <p>e) Gat No. 312A having total area admeasuring 1H 29.02R + 9 R.P.K</p> <table> <tr> <td>On or towards the North</td><td>By Village Road</td></tr> <tr> <td>On or towards the South</td><td>By part of Gat No. 317</td></tr> <tr> <td>On or towards the East</td><td>By remaining part of Gat No. 312</td></tr> <tr> <td>On or towards the West</td><td>By part of Gat No. 308</td></tr> </table> <p>(The property is under constructive possession of the bank)</p>	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	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	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
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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, Asset Recovery Management Branch, 1259, Renuka Complex, 2nd Floor, Deccan Gymkhana, Pune of Canara Bank, Ph. No. +91 20 25532165 / 020 25511027/ 8600208688/9557966005 during office hours on any working day.

Date: 06.03.2021
Place: PUNE

AUTHORISED OFFICER
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1.	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch 1259, Renuka Complex, 2 nd Floor, J M road, Deccan Gymkhana, Pune -411004
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 31.12.2020	Rs. 75,21,03,756.30
4.	(a) Mode of Auction	E-auction
	(b) Details of Auction service provider	M/s Canbank Computer Services Ltd through website https://www.indianbankseauction.com
	(c) Date and Time of Auction	26.03.2021 /From 12.00 PM till 01.00 PM (With Unlimited Extension of 5 Mins)
	(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)	25.03.2021 till 05.00 PM
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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, Taluka Rahata, Dist. Ahmednagar- 423 109 in Hissa No. 4 out of Gat No. 303 + 305 + 308-B and 312-B, area H 1-27.57R i.e. 12757.65 Sq Mtr. Bounded by:</p> <table border="1"> <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
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Property Sr. No.	Particulars of Property along with boundary	
	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. Somnath Vaijanath Sakre and Mr. Sandeep Omprakash Koyate situated in Sai Niwara Township, Off Shirdi-Shanishignapur Road (Pimpalwadi Road), Village Rui, Taluka Rahata, Dist. Ahmednagar- 423109 out of	
	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:

- a) 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
- b) The properties can be inspected, with Prior Appointment with Authorised Officer between **15.03.2021 to 19.03.2021 (11.00 AM to 03.00 PM.)**
- 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, Asset Recovery Management Branch, Pune OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Asset Recovery Management Branch, Pune A/c No **3776296000003** IFSC Code: **CNRB0003776** on or before **25.03.2021** till **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. Canbank Computer Services Ltd, 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near-Market, Malleshwaram, Bengaluru, Karnataka 560003, Email- ccsleauction@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 **25.03.2021** till **05.00 PM** to Canara Bank, Asset Recovery Management Branch, 1259, Renuka Complex, 2nd Floor, J M Road, Deccan Gymkhana, Pune 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.indianbankseauction.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- ccsleauction@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 multiples 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.
- n) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach 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, 1259, Renuka Complex, 2nd Floor, Deccan Gymkhana, Pune - 411004** (Ph. No +91 20 25511027; +91 20 25532165; Mobile No. +91 8600208688 & 9557966005) 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: 06.03.2021**

**AUTHORISED OFFICER
CANARA BANK**