

Email: cb5208@canarabank.com Phone – +91 20 25532165

(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

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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
	Rs.18,04,00,000/- (Rupees	Rs. 1,80,40,000/-(Rs. One	25.03.2021
1	Eighteen Crore Four Lakh	Crore Eighty Lakhs Forty	till 05.00 PM
	only)	Thousand Only)	
	Rs. 3,41,00,000/- (Rs.	Rs. 34,10,000/-(Rs. Thirty	25.03.2021
2	Three Crore Forty One Lakh	Four Lakh Ten Thousand	till 05.00 PM
	only)	Only)	
	Rs. 6,82,00,000/- (Rs. Six Crore Eighty Two Lakh only)	Rs. 68,20,000/- (Rs. Sixty	25.03.2021
3		Eight Lakh Twenty Thousand	till 05.00 PM
	Crore Lightly TWO Lakil Olly)	only)	

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:		



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Property Sr. No.	Particulars of Property along with boundary		
	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
		On or towards the West	By part of Gat No. 317
	d) Gat No. 317 having total area admeasuring 20R and		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		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 construc	ctive 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, 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 AUTHORISED OFFICER Place: PUNE CANARA BANK



1259, Renuka Complex, 2nd Floor J M Road, Deccan Gymkhana, Pune -411004

Email: <u>cb5208@canarabank.com</u> Phone - +91 20 25532165

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

Secured Creditor	_			
2. Name and Address of the Borrowers and Guarantors 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 Also at 301, Pramila Apartment, Lakaki Road, Model Colony, Shivaji Nagar, Pune- 411 016 2. Mr. Ashruba Shrirang Garad (Guarantor) Flat No. 302, B-3 Floor, Tower No. 8, Amanora Park Tower, Near Magarpatta, Hadapsar, Pune- 411 028 Also at At+Post - Vidhyanagar, Tal. Parli, Dist. Beed PIN- 431 515 3. Mrs. Jaya Ashruba Garad (Guarantor) Flat No. 302, B-3 Floor, Tower No. 8, Amanora Park Tower, Near Magarpatta, Hadapsar, Pune- 411 028 Also at Mondha Market Parli, Near MarutiMandir, PaeliVaijinath, Parli, Dist. Beed PIN- 431 515 4. Mr. Somnath Vaijanath Sakre (Mortgagor and Guarantor) Plot No. 167, "Shree Prabhu' N-3, CIDCO,Jalana Road, Aurangabad- 431 003 5. Mr. Sandeep Omprakash Koyate, (Mortgagor and Guarantor) "Niwara Housing Society", At & Post- Kopargaon, Tal- Kopargaon, Dist. Ahmednagar- 423 601 3. Total liabilities as on 31.12.2020 4. (a)Mode of Auction (b)Details of Auction service Provider Co Date and Time of Auction Clobe and Time of Auction Cl	1.	Name and Address of the	Canara Bank,	
Gymkhana, Pune -411004 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 Also at 301, Pramila Apartment, Lakaki Road, Model Colony, Shivaji Nagar, Pune- 411 016 2. Mr. Ashruba Shrirang Garad (Guarantor) Flat No. 302, B-3 Floor, Tower No. 8, Amanora Park Tower, Near Magarpatta, Hadapsar, Pune- 411 028 Also at At+Post - Vidhyanagar, Tal. Parli, Dist. Beed PIN- 431 515 3. Mrs. Jaya Ashruba Garad (Guarantor) Flat No. 302, B-3 Floor, Tower No. 8, Amanora Park Tower, Near Magarpatta, Hadapsar, Pune- 411 028 Also at Mondha Market Parli, Near MarutiMandir, PaeliVaijinath, Parli, Dist. Beed PIN- 431 515 4. Mr. Somnath Vaijanath Sakre (Mortgagor and Guarantor) Plot No. 167, 'Shree Prabhu' N-3, CIDCO, Jalana Road, Aurangabad- 431 003 5. Mr. Sandeep Omprakash Koyate, (Mortgagor and Guarantor) Niwara Housing Society', At & Post-Kopargaon, Tal- Kopargaon, Dist. Ahmednagar- 423 601 3. Total liabilities as on Rs. 75,21,03,756.30 3. Total liabilities as on Rs. 75,21,03,756.30 4. (a) Mode of Auction E-auction Mys Canbank Computer Services Ltd through website https://www.indianbankseauction.com (D) Details of Auction service provider (c) Date and Time of Auction (Dilimited Extension of 5 Mins)		Secured Creditor		
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Unlimited Extension of 5 Mins)		•		
		(c) Date and Time of Auction		
(d)Place of Auction Online				
1		(d)Place of Auction	Online	



Email: cb5208@canarabank.com Phone - +91 20 25532165

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
	Rs.18,04,00,000/- (Rupees	Rs. 1,80,40,000/-(Rs. One	25.03.2021
1	Eighteen Crore Four Lakh	Crore Eighty Lakhs Forty	till 05.00 PM
	only)	Thousand Only)	
	Rs. 3,41,00,000/- (Rs. Three Crore Forty One Lakh only)	Rs. 34,10,000/-(Rs. Thirty	25.03.2021
2		Four Lakh Ten Thousand	till 05.00 PM
		Only)	
	Rs. 6,82,00,000/- (Rs. Six Crore Eighty Two Lakh only)	Rs. 68,20,000/- (Rs. Sixty	25.03.2021
3		Eight Lakh Twenty Thousand	till 05.00 PM
		only)	

6. Details and full description of the immovable property:

Property Sr. No.	Particulars of Property along with boundary		
1	All the part and parcels under construction proposed 4 star hotel		
	Commercial NA Plot No. 1 (as per approved revised layout) in the name of		
	M/s Trillion Real Est	ate and Properties (India) Pvt. Ltd. located in Sai	
	Niwara Township, Off S	Shirdi-Shanishignapur Road (Pimpalwadi Road), Village	
	Rui, Taluka Rahata, Dis	t. 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:		
	On or towards the Nor	th By Amenity space of 3624.60 SqMtr.	
	On or towards the Sou	th By 15 Mtrs Wide Road as per approved	
		layout plan dated 13.01.2011	
	On or towards the Eas	t By part of Gat No. 303 + 305 + 308-B +	
		312-B	
	On or towards the Wes	Vest By 9.00 Mtrs Wide Road	
2		nder constructive possession of the bank) iculture Plot in the name of M/s Trillion Real Estate	
2	_	a) Pvt. Ltd. bearing Plot No. 2 to 31 located in part of	
		-	
	Gat No. 303 + 305 + 308-B and 312-B admeasuring 7671.58 Sq Mtr. in Sai Niwara Township, Off Shirdi-Shanishignapur Road (Pimpalwadi Road), Village Rui, Taluka Rahata, 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. 30		



Email: <u>cb5208@canarabank.com</u> Phone – +91 20 25532165

Property Sr. No.	Particulars of Property along with boundary		
	On or towards the By 15 Mtr. Wide Road as per approved layout plan		
	South	South dated 13.01.2011	
	On or towards the	By 9 Mt	r. Wide Road and thereafter part of Gat
	East	No. 312	
	On or towards the	By existi	ng 9 Mtr. Wide Road
	West	,	
	(The property is under constructive possession of the bank)		
3	Residential Non Agric	ulture Pl	ots in the jointly name of Mr. Somnath
	Vaijanath Sakre and M	lr. Sande	ep Omprakash Koyate situated in Sai Niwara
	Township, Off Shirdi-S	Shanishigr	napur Road (Pimpalwadi Road), Village Rui,
	Taluka Rahata, Dist. Al	nmednaga	r- 423109 out of
	f) Gat No. 306 having	total area	a 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		By part of Gat No. 307
	On or towards the	West	By part of Gat No. 303
	a) Cat No. 307 having	total area	a admoacuring 31D
	g) Gat No. 307 having total area admeasuring 31R, On or towards the North By part of Gat No. 308		
	On or towards the North		By part of Gat No. 308 By part of Gat No. 307
	On or towards th		By part of Gat No. 317
	On or towards th		By part of Gat No. 306
	h) Gat No. 316 having total area admeasuring 54R,		
	On or towards th	e North	By part of Gat No. 308 and Gat No. 312
	On or towards th	e South	By part of Gat No. 316
	On or towards th	e East	By part of Gat No. 315
	On or towards th	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. 3		
	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 th		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 und	er consti	ructive possession of the bank)



Email: cb5208@canarabank.com Phone - +91 20 25532165

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.



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- 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.
- I) 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