

**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 provision 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 properties mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorized Officer of **Canara Bank**, will be sold on "As is where is", "As is what is" basis on **13.08.2024** for recovery of **Rs.20,52,76,08,489/17 (Rupees Two Thousand Fifty Two Crores Seventy Six Lakhs Eight Thousand Four Hundred Eighty Nine and Paise Seventeen Only)** (as on 30.06.2024 plus further interest and charges from 01.07.2024 till the date of realization) due to the Stressed Assets Management Branch, Mumbai of Canara Bank from **M/s. Videocon Industries Limited** situated at Fort House, 2<sup>nd</sup> Floor, 221, D. N Road, Fort, Mumbai – 400 001 (India)

| <b>Description of the Property</b>   | <b>Reserve Price</b>                                      | <b>Earnest Money Deposit</b>                                   |
|--|---|--|
| 1. All that part and parcel of the property – Unit No.9, Ground Floor, admeasuring 123.44 sq. mtrs. Building No. 2 (A-3) Millenium Business Park Sector No. 1, Plot No. MBP – 2, A Block, Trans Thane Creek Industrial Area, (TTC), Village Mahape, Taluk & Dist. : Thane, Navi Mumbai in the name of Redmond Properties and Investment Pvt. Ltd.  | <b>Rs. 81,00,000/-</b><br>( Rupees Eighty One Lakhs Only) | <b>Rs.8,10,000/-</b><br>(Rupees Eight Lakhs Ten Thousand only) |
| 2. All that part and parcel of the property – Unit No.10, Ground Floor, admeasuring 123.44 sq. mtrs. Building No. 2 (A-3) Millenium Business Park Sector No. 1, Plot No. MBP – 2, A Block, Trans Thane Creek Industrial Area, (TTC), Village Mahape, Taluk & Dist. : Thane, Navi Mumbai in the name of Dazzing Properties and Investment Pvt. Ltd. | <b>Rs. 81,00,000/-</b><br>( Rupees Eighty One Lakhs Only) | <b>Rs.8,10,000/-</b><br>(Rupees Eight Lakhs Ten Thousand only) |
| 3. All that part and parcel of the property – Unit No.11, Ground Floor, admeasuring 123.44 sq. mtrs. Building No. 2 (A-3) Millenium Business Park Sector No. 1, Plot No. MBP – 2, A Block, Trans Thane Creek Industrial Area, (TTC), Village Mahape, Taluk & Dist. : Thane, Navi Mumbai in the name of Figzic Properties and Investment Pvt. Ltd.  | <b>Rs. 81,00,000/-</b><br>( Rupees Eighty One Lakhs Only) | <b>Rs.8,10,000/-</b><br>(Rupees Eight Lakhs Ten Thousand only) |

The Earnest Money Deposit shall be deposited on or before **12.08.2024** up to **5.00 PM**.

Details of EMD and other documents to be submitted to service provider on or before **12.08.2024 upto 5.00 PM**.

Date of inspection of properties with prior appointment with Authorized Officer as below:

|                                    |   |
|------------------------------------|---|
| <b>DATE AND TIME OF INSPECTION</b> | <b>09.08.2024</b> between <b>11.00 AM TO 2.00 PM</b> (with prior appointment) |
|------------------------------------|---|

Date up to which documents can be deposited with Bank is **12.08.2024** up to **5:00 PM**.

For detailed terms and conditions of the sale, please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact **Mr. Manoj Kumar Gupta, Authorized Officer/ Chief Manager, Canara Bank, Stressed Asset Management Branch, Mumbai (Mob No. :98282 34344)** or **Mr. Sunil Kumar Shaw, Senior Manager (Mob No. :98318 67810)** e-mail id : [cb15550@canarabank.com](mailto:cb15550@canarabank.com) during office hours on any working day; or the service provider **M/s PSB Alliance Pvt. Ltd., Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala Estate Mumbai 400 037 (Contact No. +91-022-6902 9800, 82912 20220, Mr. Dharmesh Asher, Mobile :98922,19848,Email : support.ebkray@psballiance.com or Email : [avp.projectmanager2@psballiance.com](mailto:avp.projectmanager2@psballiance.com), website : <https://ebkray.in/>).**

Date: 24.07.2024  
Place: Mumbai

AUTHORISED OFFICER  
CANARA BANK  
Stressed Asset Management Branch  
Mumbai

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 24.07.2024**

|    |  |   |  |
|----|--|---|--|
| 1. | <b>Name and Address of the Secured Creditor</b>  | : | <b>Canara Bank</b><br>Stressed Assets Management Branch,<br>Canara Bank Building, 'B' Wing, 8 <sup>th</sup> floor<br>C-14, G-Block, Bandra Kurla Complex<br>Bandra (E), Mumbai 400 051<br><a href="mailto:cb15550@canarabank.com">cb15550@canarabank.com</a>   |
| 2. | <b>Name &amp; Address of the Borrower(s), / Guarantor(s)/Mortgagors</b>  | : | <b>1) Borrower: -</b><br><b>M/s Videocon Industries Limited.</b><br>171-C, 17 <sup>th</sup> Floor, C wing,<br>Mittal Court, Nariman Point<br>Mumbai – 400 021, Maharashtra<br><b>2) Mortgagor :</b><br><b>Redmond Properties and Investment Private Limited.</b><br>171-C, 17 <sup>th</sup> Floor, C wing,<br>Mittal Court, Nariman Point<br>Mumbai – 400 021, Maharashtra<br><b>3) Mortgagor :</b><br><b>Dazzing Properties and Investment Private Limited.</b><br>171-C, 17 <sup>th</sup> Floor, C Wing, Mittal Court,<br>Nariman Point, Mumbai 400 021, Maharashtra<br><b>4) Mortgagor :</b><br><b>Fizgic Properties and Investment Private Limited.</b><br>171-C, 17 <sup>th</sup> Floor, C Wing,<br>Mittal Court, Nariman Point,<br>Mumbai 400 021, Maharashtra |
| 3. | Total Liabilities as on 30.06.2024   | : | <b>Rs. 20,52,76,08,489/17 (Rupees Two Thousand Fifty Two Crores Seventy Six Lakhs Eight Thousand Four Hundred Eighty Nine and Paise Seventeen Only)</b> (Further interest and charges from 01.07.2024 till the date of realization)  |
| 4. | <b>a. Mode of Auction</b><br><b>b. Details of Auction Service Provider</b><br><b>c. Date &amp; Time of Auction</b> | : | E-auction<br><b>M/s PSB Alliance Pvt. Ltd.</b><br><b>13.08.2024 (11:00 AM to 12.00 Noon)</b><br>(With unlimited extension of 5 min. duration each till the conclusion of the sale).  |
| 5. | <b>Reserve Price</b>   | : | <b>For Property No: 1- Rs .0.81 Cr.</b><br><b>For Property No: 2- Rs. 0.81 Cr</b><br><b>For Property No. 3- Rs. 0.81 Cr.</b>   |
| 6. | <b>Minimum Bid Increment amount</b>  | : | <b>Rs. 25,000/- (Rupees Twenty Five Thousand Only)</b>   |

**7. Other Terms and conditions :**

- Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://ebkgray.in/> 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 Authorized Officer on the dates mentioned in Sale Notice.

- 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, Stressed Asset Management Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Canara Bank, Stressed Asset Management Branch, **A/c. No: 209272434, IFSC Code: CNRB0015550** on or before **12.08.2024 upto 5.00 p.m.** Details of EMD and other documents to be submitted to service provider on or before **12.08.2024 up to 5.00 PM.**
- e. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **12.08.2024 up to 5.00 PM.** to Canara Bank, Stressed Assets Management Branch 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 A/c. details for online refund of EMD.
- f. The intending bidders should register their names at portal **website : <https://ebkray.in/>** and get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider **PSB Alliance Pvt. Ltd. Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala Estate Mumbai 400 037 ((Contact No. +91-022-6902 9800, Mob : 8291220220, Mr. Dharmesh Asher, Mobile : 98922,19848, Email : [support.ebkray@psballiance.com](mailto:support.ebkray@psballiance.com) or Email : [avp.projectmanager2@psballiance.com](mailto:avp.projectmanager2@psballiance.com), website : <https://ebkray.in/>).**
- g. EMD deposited by the unsuccessful bidder shall be refunded to them. 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. 25,000/-. 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.
- 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 15 days, 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.
- j. For sale proceeds of Rs. 50.00 Lakhs (Rupees Fifty Lakhs) 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.
- k. All charges for conveyance, stamp duty / GST registration charges etc., as applicable shall be borne by the successful bidder only.
- l. There is no encumbrance in the property to the knowledge of the bank. Successful Bidder is liable to pay all society dues, municipal taxes / panchayat taxes / electricity / water charges / other charges, duties and taxes whatsoever, including outstanding, if any, in respect of and/or affecting the subject property.
- 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 there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank, Mumbai Circle Office or Stressed Asset Management Branch who, as a facilitating centre, shall make necessary arrangements.
- o. For further details contact **Mr. Manoj Kumar Gupta , Authorized Officer/ Chief Manager, Canara Bank, Stressed Asset Management Branch, Mumbai (Mob.No: 98282 34344) or Mr. Sunil Kumar Shaw , Senior Manager (Mob No. : 98318 67810) e-mail id : [cb15550@canarabank.com](mailto:cb15550@canarabank.com)** or the service provider **PSB Alliance Pvt. Ltd. Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala Estate Mumbai 400 037 ((Contact No. +91-022-6902 9800, Mob :**

**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.

**Date: 24.07.2024**  
**Place: Mumbai**

**AUTHORISED OFFICER**  
**CANARA BANK**  
**Stressed Asset Management Branch**  
**Mumbai**