

Kothrud Branch, Rambaugh Colony, Poud Road, Pune-411038 Ph. No.020-25448109,
25424919, email: cb2079@canarabank.com

Ref: PCO/KOTHRUD/HK/SARFAESI/YRG/02/2021-21

Date: 07.07.2021

COVERING LETTER TO SALE NOTICE

To

M/s. YR General Trading HK LTD (Borrower)

(Represented by its director Mr. Chanakya Arvind Dhanda)
Unit F103, 6FL/ Phase I
Hang Fung Industrial Building
2G Hok Yuen Street, Hung Hom, Hong Kong.

M/s. Ayanna Realtors Private Limited (Mortgagor and Guarantor)

301, Safal Pride, Sion Trombay Road, Deonar, Mumbai- 400 088

**Delsol, 2nd Floor, CTS No C/597 & 598 D'Monte Park Road, Bandra (w)
Mumbai - 400 050**

Bungalow No 4,7 &9 situated at Survey No. 18, Hissa No 1 to 5, Survey No. 23, Hissa No 1 to 5, Survey No 24, Hissa No 1 to 5, Plot no 62,63 & 64, sector no E "Misty Hill" Gold Valley, Near Hotel Greenland Delsol, Village:- Tungarli, Tal-Maval, Dist- Pune, Maharashtra.

Mr Chanakya Arvind Dhanda (Guarantor)

Bungalow D-1, Runwal Park, S T Road, Chembur, Mumbai-400 071

Mr Prafulla Subhashchandra Bhat (Guarantor)

B2306, E-2, Sky Flama, Dosti Flamingos China Mill compound, T J Marg, Parel-Sewree, Mumbai - 400 015

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, I on behalf of Canara Bank Kothrud branch, have 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 our Hong Kong Branch of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale 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,

 कृते केनरा बैंक
For CANARA BANK


Authorised Officer,

Canara Bank

CIRCLE OFFICE, PUNE

Enclosure - Sale Notice

E- Auction 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 possession of which has been taken by the Authorised Officer of Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on **27.07.2021** , for recovery of US Dollar 3,291,009.43 (US Dollar Three Million Two Hundred Ninty One Thousand Nine And Cent Forty Three Only) equivalent to Rs.24,88,66,133.00 (Rupees Twenty Four Crore Eighty Eight Lakh Sixty Six Thousand One Hundred Thirty Three Only @ exchange rate 1USD = INR 75.62) and further interest & other charges from 01.07.2020 onwards, due to Canara Bank from M/s YR General Trading HK Limited (Borrower) and M/S Ayanna Realtors Private Limited (Mortgagor and guarantor), Mr Chanakya Arvind Dhanda (Guarantor) & Mr Prafulla Subhashchandra Bhat (Guarantor)

Details and full description of the immovable property, Reserve Price, Earnest Money Deposit amount with known encumbrances, if any

(Amount in Rs)

Sl No	Description of Immovable Property	RESERVE PRICE	EMD
1	All that part and parcel of the property consisting of Land & Building of Bungalow No 4 situated at Survey No. 18, Hissa No 1 to 5, Survey No 23, Hissa No 1 to 5, Survey No 24, Hissa No 1 to 5, Plot no 62,63 & 64, sector no E "Misty Hill" Gold Valley, Near Hotel Greenland Delsol, Village:- Tungarli, Tal-Maval, Dist- Pune, Maharashtra, in the name of M/s Ayanna Realtors Private Limited On or towards the East - Property belonging to Bungalow no 3 On or towards the West- Property belonging to Bungalow no 5 On or towards the North- Internal Road On or towards the South - Approved Lay out Road	4,08,00,000	40,80,000
2	All that part and parcel of the property consisting of Land & Building of Bungalow No 7 situated at Survey No. 18, Hissa No 1 to 5, Survey No 23, Hissa No 1 to 5, Survey No 24, Hissa No 1 to 5, Plot no 62,63 & 64, sector no E "Misty Hill" Gold Valley, Near Hotel Greenland Delsol, Village:- Tungarli, Tal-Maval, Dist- Pune, Maharashtra, in the name of M/s Ayanna Realtors Private Limited On or towards the East - Property belonging to Bungalow no 6 On or towards the West- Open Space On or towards the North- Internal Road On or towards the South - Approved Lay out Road	4,94,00,000	49,40,000
3	All that part and parcel of the property consisting of Land & Building of Bungalow No 9 situated at Survey No. 18, Hissa No 1 to 5, Survey No 23, Hissa No 1 to 5, Survey No 24, Hissa No 1 to 5, Plot no 62,63 & 64, sector no E "Misty Hill" Gold Valley, Near Hotel Greenland Delsol, Village:- Tungarli, Tal-Maval, Dist- Pune, Maharashtra, in the name of M/s Ayanna Realtors Private Limited	4,49,00,000	44,90,000

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On or towards the East - Property belonging to Bungalow no 10		
On or towards the West- Property belonging to Bungalow no 8		
On or towards the North-Common Garden		
On or towards the South - Internal Road		

The Earnest Money Deposit shall be deposited on or before 24.07.2021 at 05.00 pm.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Manager, Canara Bank, Kothrud Branch, Rambaugh Colony, Poud Road, Pune-411038 Ph. No.020-25448109, 25424919, email : **cb2079@canarabank.com** during office hours on any working day.

Date: Pune
Place: 07.07.2021

कृते केनरा बैंक
For CANARA BANK
मंडल प्रबंधक / Divisional Manager
अथॉरिज्ड ऑफिसर
CANARA BANK
CIRCLE OFFICE, PUNE

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06.07.2021

1. **Name and Address of the Secured Creditor** : Canara Bank, Hong Kong Branch represented through Canara Bank, Kothrud Branch, Rambaugh Colony, Poud Road, Pune - 411038

2. **Name and Address of the Borrower(s)/ Guarantor(s) :**

M/S YR General Trading HK LTD (Borrower)
Unit F103, 6FL/ Phase I
Hang Fung Industrial Building
2G Hok Yuen Street, Hung Hom, Hong Kong

M/s Ayanna Realtors Private Limited (Mortgagor and Guarantor)
301, Safal Pride, Sion Trombay Road, Deonar, Mumbai 400 088

Delsol, 2nd Floor, CTS No C/597 & 598 D'Monte Park Road, Bandra (w) Mumbai - 400 050

Bungalow No 4,7 &9 situated at Survey No. 18, Hissa No 1 to 5, Survey No 23, Hissa No 1 to 5, Survey No 24, Hissa No 1 to 5, Plot no 62,63 & 64, sector no E "Misty Hill" Gold Valley, Near Hotel Greenland Delsol, Village:- Tungarli, Tal-Maval, Dist-Pune, Maharashtra.

Mr Chanakya Arvind Dhanda (Guarantor)
Bungalow D-1, Runwal Park, S T Road, Chembur, Mumbai-400 071

Mr Prafulla Subhashchandra Bhat (Guarantor)
B2306, E-2, Sky Flama, Dosti Flamingos China Mill compound, T J Marg, Parel-Sewree, Mumbai 400 015

3. **Total liabilities as on 30.06.2020** : US Dollar 3,291,009.43 (US Dollar Three Million Two Hundred Ninty One Thousand Nine And Cent Forty Three Only) equivalent to Rs.24,88,66,133.00 (Rupees Twenty Four Crore Eighty Eight Lakh Sixty Six Thousand One Hundred Thirty Three Only @ exchange rate 1USD = INR 75.62) plus interest and other charges from 01.07.2020 onwards.

4. **(a) Mode of Auction: Online**

(b) Details of Auction service provider: M/s C1 India Pvt. Ltd. <https://www.bankeauctions.com>

(c) Date & Time of Auction: **27.07.2021 11.00 A.M. to 01.00 PM**

(d) Place of Auction: Pune

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5. Reserve Price :

Sl No	Description of Immovable Property	RESERVE PRICE	EMD
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2	All that part and parcel of the property consisting of Land & Building of Bungalow No 7 situated at Survey No. 18, Hissa No 1 to 5, Survey No 23, Hissa No 1 to 5, Survey No 24, Hissa No 1 to 5, Plot no 62,63 & 64, sector no E "Misty Hill" Gold Valley, Near Hotel Greenland Delsol, Village:- Tungarli, Tal-Maval, Dist- Pune, Maharashtra, in the name of M/s Ayanna Realtors Private Limited On or towards the East - Property belonging to Bungalow no 6 On or towards the West- Open Space On or towards the North- Internal Road On or towards the South - Approved Lay out Road	4,94,00,000	49,40,000
3	All that part and parcel of the property consisting of Land & Building of Bungalow No 9 situated at Survey No. 18, Hissa No 1 to 5, Survey No 23, Hissa No 1 to 5, Survey No 24, Hissa No 1 to 5, Plot no 62,63 & 64, sector no E "Misty Hill" Gold Valley, Near Hotel Greenland Delsol, Village:- Tungarli, Tal-Maval, Dist- Pune, Maharashtra, in the name of M/s Ayanna Realtors Private Limited On or towards the East - Property belonging to Bungalow no 10 On or towards the West- Property belonging to Bungalow no 8 On or towards the North-Common Garden On or towards the South - Internal Road	4,49,00,000	44,90,000

6. Other terms and conditions:

- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.bankeauctions.com> (Mention the website). 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/ Divisional Manager, Pune Circle office, Phone No.020-25511027, 8956628393 email ID: cb5208@canarabank.com; cb2079@canarabank.com from **09.07.2021 to 23.07.2021**.
- 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** of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, **Kothrud branch, Pune** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, **Kothrud Branch, Pune** A/c No 2079295000001 IFSC Code: CNRB0002079 on or before **26.07.2021 at 05.00 pm**.

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- 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 C1 India Pvt. Ltd, Udyog Vihar, Phase - 2, Gulf Petrochem Building, Building No. 301, Gurgaon, Haryana. Pin - 122015 (Contact No. +91 124 4302020/ 21/ 22/ 23/ 24, Email: support@bankeauctions.com; hareesh.gowda@ c1india.com
- f. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **26.07.2021 at 05.00 PM** to Canara Bank **Kothrud Branch Pune** by hand or by email cb2079@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.bankeauctions.com> (mention the website address of service provider) 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. C1 India Pvt. Ltd, Udyog Vihar, Phase - 2, Gulf Petrochem Building, Building No. 301, Gurgaon, Haryana. Pin - 122015 (Contact No. +91 124 4302020/21/22/ 23/24, Email: support@bankeauctions.com;**
- 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 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 (Rupees Fifty) lacs 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.

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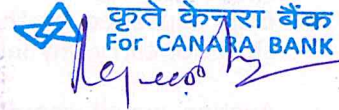
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- n. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned R & L Section Circle office Pune or **Canara Bank, Kothrud branch Pune** who, as a facilitating centre, shall make necessary arrangements.
- o. For further details contact MANAGER, Canara Bank Kothrud Branch, Rambaugh Colony, Poud Road, Pune - 411038 Ph. No.020-25448109, 25424919, email : cb2079@canarabank.com OR the service provider **M/s C1 India Pvt. Ltd.** Contact Person : Mr. Hareesh Gowda, Email : **support@bankeauctions.com**. Contact No. **+91 124 4302020/ 21/ 22/ 23/24; 9594597555** Website: **https://www.bankeauctions.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: 07.07.2021
Date: Pune


Authorised Officer/Manager
Canara Bank, पुणे
CIRCLE OFFICE, PUNE