

(भारत सरकार का उपक्रम/A GOVERNMENT OF INDIA UNDERTAKING)

आस्ति वसूली प्रबंधन शाखा-II मुम्बई / ARM BRANCH – II MUMBAI

3RD FLOOR, CANARA BANK BUILDING, ADI MARZBAN STREET, MUMBAI – 400 001
Email : cb6289@canarabank.com TEL. - 022-22651128/29 WEB : www.canarabank.com

REF. : SARFAESI/E-AUCTION/TRENDSETTERS/JULY/2022.

DATE : 28.07.2022

1. M/s Trendsetters 117/118, Bharat Industrial Estate, Tokershi Jivraj Road, Sewree Mumbai -400015	2. Mr Tushar Hiralal Ruparelia(Partner) 265, Engineer Building 5 TH Floor, Princess Street Mumbai- 400002
3. Mr Amit Hiralal Ruparelia (Partner) 265, Engineer Building 5 TH Floor, Princess Street Mumbai- 400002	4. M/s Trendsetters Impex Pvt Ltd (Corporate Guarantee) 265, Engineer Building 5 TH Floor, Princess Street Mumbai- 400002
5. Mr Tushar Hiralal Ruparelia(Guarantor) 265, Engineer Building 5 TH Floor, Princess Street Mumbai- 400002	6. Mr Amit Hiralal Ruparelia (Guarantor) 265, Engineer Building 5 TH Floor, Princess Street Mumbai- 400002

Dear Sir,

SUB : Notice under Section 13(4) of the Securitization 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, ARM-II Branch, Mumbai 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 ARM-II Branch, Mumbai 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 there under, 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


AUTHORIZED OFFICER

CANARA BANK, ARM-II BRANCH, MUMBAI.



Encl: Sale Notice.



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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 **Symbolic 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 **07.09.2022** for recovery of Rs. 9,84,68,572/- (Rupees Nine Crores Eighty Four Lacs Sixty Eight Thousand Five Hundred Seventy Two Only) (as on 30.06.2022 plus further interest and charges from 01.07.2022) due to the ARM II Branch of Canara Bank from M/s Trendsetters address 117/118 Bharat Industrial Estate, Tokershi Jivraj Road, Sewree Mumbai-400015 represented by its Partners Mr Tushar Ruparelia and Mr Amit Ruparelia.

Sl. No	Description of the Property	Reserve Price	Earnest Money Deposit
1.	Industrial Gala No 117,1 ST Floor, Building Name " Bharat Industrial Estate' Prakash Industrial Premises Co-op Society Limited, C S No 207 of Parel Sewri Dvision, Tokersay Jivraj Road, Near Ashok Garden & Dosti Flamingo,Sewri (West),Mumbai-400015 (933.69 sq ft) owned by M/s Trendsetters	Rs 1,58,00,000/-	Rs 15,80,000/-
2	Industrial Gala No G-16,Ground Floor, Building Name " Bharat Industrial Estate' Prakash Industrial Premises Co-op Society Limited, C S No 207 of Parel Sewri Dvision, Tokersay Jivraj Road, Near Ashok Garden & Dosti Flamingo,Sewri (West),Mumbai-400015 (851 sq ft) owned by M/s Trendsetters	Rs 1,58,00,000/-	Rs 15,80,000/-
3	Industrial Gala No 220, 2 ND Floor, Building Name " Bharat Industrial Estate' Prakash Industrial Premises Co-op Society Limited, C S No 207 of Parel Sewri Dvision, Tokersay Jivraj Road, Near Ashok Garden & Dosti Flamingo,Sewri (West),Mumbai-400015 (1069 sq ft) owned by M/s Trendsetters	Rs 1,72,00,000/-	Rs 17,20,000/-
4	Industrial Gala No 221, 2 ND Floor, Building Name " Bharat Industrial Estate' Prakash Industrial Premises Co-op Society Limited, C S No 207 of Parel Sewri Dvision, Tokersay Jivraj Road, Near Ashok Garden & Dosti Flamingo,Sewri (West),Mumbai-400015 (951 sq ft) owned by M/s Trendsetters	Rs 1,51,00,000/-	Rs 15,10,000/-



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The Earnest Money Deposit shall be deposited on or before **06.09.2022** upto **5 p.m.**

Details of EMD and other documents to be submitted to service provider on or before **06.09.2022** upto 5.00 pm.

Date up to which documents can be deposited with Bank is **06.09.2022 upto 5.00 pm.**

Date of inspection of properties on **02.09.2022** with prior appointment with Authorized Officer.

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 Mr. Paritosh Kumar, Chief Manager, Canara Bank, ARM II Branch, Mumbai (Ph.No.: 022 -22651128/29/Mob.No. 8828328297) or Mr. Smit Jaiswal Manager (Mob. No. 7223002272) E-mail id : cb6289@canarabank.com during office hours on any working day or the service provider M/s C1 India Pvt. Ltd., Udyog Vihar, Phase - 2, Gulf Petrochem Building, Building No. 301, Gurgaon, Haryana. Pin-122015 Contact Person Mr.Hareesh Gowda Mob.no.9594597555 (Contact No.+911244302020/21/22/23/24, support@bankeauctions.com; hareesh.gowda@c1india.com

कृते केनरा बैंक / For Canara Bank

Paritosh Kumar

AUTHORISED OFFICER

CANARA BANK, ARM II BRANCH

Date : 28.07.2022

Place : Mumbai



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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 28.07.2022

1.	Name and Address of the Secured Creditor	:	Canara Bank, ARM II Branch, 3 rd Floor, Canara Bank Building, Adi Marzban Street, Ballard Estate, Mumbai – 400 001.
2.	Name and Address of the Borrower(s) / Guarantor(s)	:	<p>1. M/s Trendsetters 117/118, Bharat Industrial Estate, Tokershi Jivraj Road, Sewree Mumbai -400015</p> <p>2 Mr Tushar Hiralal Ruparelia 265, Engineer Building 5TH Floor, Princess Street Mumbai- 400002</p> <p>3 Mr Amit Hiralal Ruparelia 265, Engineer Building 5TH Floor, Princess Street Mumbai- 400002</p> <p>4 M/s Trendsetters Impex Pvt Ltd 265, Engineer Building 5TH Floor, Princess Street Mumbai- 400002</p>
3.	Total Liabilities as on 30.06.2022	:	Rs. 9,84,68,572/- (Rupees Nine Crores Eighty Four Lacs Sixty Eight Thousand Five Hundred Seventy Two Only)
4.	a. Mode of Auction b. Details of Auction Service Provider c. Date & Time of Auction	:	<p>E-auction M/s C1 India Pvt. Ltd. 07.09.2022 (11.00.am to 12.00 pm) (with unlimited extension of 5 min. duration each till the conclusion of the sale).</p>
5.	Reserve Price	:	As per Sale Notice

6. Other Terms and conditions :

- a. Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://www.bankeauctions.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- b. 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.



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- 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, ARM II Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Canara Bank, ARM II Branch, A/c. No. **209272434, IFSC Code: CNRB0006289** on or before **06.09.2022** upto 5 p.m. Details of EMD and other documents to be submitted to service provider on or before **06.09.2022** upto 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 **06.09.2022** upto 5 p.m. to Canara Bank, ARM II Branch by hand or by email.
- Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - 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.
 - Bidders Name, Contact No., Address, E-Mail Id.
 - Bidder's A/c. details for online refund of EMD.
- f. The intending bidders should register their names at portal <https://www.bankeauctions.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 C1 India Pvt Ltd, Gurgaon Haryana (Contact No. +91-1244302000, 20, 21, 22, 23, 24, Mr. Harsih Gowda 9594597555 Email: hareesh.gowda@c1india.com, Jay Singh 7738866326 Email jay.singh@ciindia.com and support@bankeauctions.com).
- 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 10,000/-. 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, 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.



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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 Canara Bank, Mumbai Circle Office or ARM II Branch who, as a facilitating centre, shall make necessary arrangements.
- o. For further details contact Mr. Paritosh Kumar, Chief Manager, Canara Bank ,ARM II Branch, Mumbai (Ph. No.022 22651128 / 29 /Mob.No. 8828328297) or Mr.Smit Jaiswal Manager (Mob. No. 7223002272), e-mail id: cb6289@canarabank.com or the service provider M/s C1 India Pvt Ltd, <https://www.bankeauctions.com> Udhog Vihar, Phase - 2, Gulf Petrochem Building, Bldg no. 301, Gurgaon, Haryana pin - 122015 (Contact No. +91-1244302000, 20, 21, 22, 23, 24 Mr. Harish Gowda Mobile- 9594597555 Hareesh.gowda@c1india.com, Mr. Jay Singh Mobile 7738866326 Email: jay.singh@c1india.com or Email: support@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 : Mumbai
Date : 28.07.2022

कृते केनरा बैंक/For Canara Bank
Paritosh Kumar
Authorized Officer
अधिकृत केनरा बैंक/Authorized Officer
ARM-II Branch, Mumbai

