

Ref: ARM CR:SSREALTECH:SALE:FEB:2024

Date: 24.01.2024

To,

M/S SS REALTECH PVT LTD. <u>Regd. Office:</u> D-45, Panchsheel Enclave, NEW DELHI - 110 017	Sh. Vinod Kumar Sharma (Director) 592, MTNL Exchange, JOMC Boys Primary School, Bijwasan Village, Delhi - 110061
Smt. Anjali Bhardwaj (Director) A - 1/66, First Floor, Block A-1, Panchsheel Enclave, New Delhi - 110017	Sh. Sanjeev Kumar Sharma (Director) 592, MTNL Exchange, JOMC Boys Primary School, Bijwasan Village, Delhi - 110061

Dear Sir/Madam,

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 & 9 of the Security Interest (Enforcement) Rules, 2002

As you are aware, the Authorised Officer of Canara Bank Hauz Khas Branch, Delhi has taken symbolic 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 Canara Bank. Subsequently the account was transferred to Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi for further follow up of the recovery of the dues.

The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of Sale Notice.

In terms of the provisions of the subject Act and Rules made there under, I am herewith sending 30 days Sale Notice (e-auction notice) containing terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 30 days from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

कृते केनरा बैंक
 Yours faithfully
 For CANARA BANK

Asset Recovery Management Br.
 Arya Samaj Rd, Karol Bagh, New Delhi-5
 Authorised Officer,

Canara Bank

ENCLOSURE - 1.SALE NOTICE

2. DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

कनरा बैंक

Canara Bank



सिंडिकेट Syndicate

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Property/ies under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 & 9 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 creditors, the physical 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 29.02.2024 from 11:30 a.m. to 12.30 p.m., for recovery of **Rs 27,42,73,424.10 (Rupees Twenty Seven Crore Forty Two Lakhs Seventy Three Thousand Four Hundred Twenty Four and Paisa Ten Only)** as on 31.12.2023 plus applicable interest from 01.01.2024 due to Canara Bank from M/S S S Realtech Pvt Ltd. and its Guarantors.

The reserve price will be Rs. 14,34,00,000.00 (Rs. Forteen Crores and Thirty Four Lakhs Only) and the Earnest Money Deposit (EMD) will be Rs. 1,43,40,000.00 (Rupees One Crore Forty Three Lakhs Forty Thousand Only). The Earnest Money (EMD) shall be deposited on or before 27.02.2024 upto 5.00 pm at Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi.

Details and full description of the immovable property:

S.No	Property Address
1.	Khata no.346, Khasra no .221,225,226,227 and 228 and Khata No 345, Khasra No. 222,225,227 and 235 (measuring appx.14485 sq. mtr) situated in Village Bhensia, NH-24, Moradabad, U.P. Total area of land as per sale deed is 50% of 28970 sq mtrs i.e., 14485 sq mtr. Owned by S S Realtech Under Symbolic Possession

There are no known encumbrances on the above property as per the knowledge of the bank.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in www.indianbankseaauction.com of M/S CANBANK COMPUTER SERVICES LTD. Mr Pratap Kanjilal & D.D Pakhare. MOB: 9832952602/9911293517/8898418010/080- 23469665/ 9480691777 email: <mailto:ccsleauction@gmail.com>. or Canara Bank's website www.canarabank.com or may contact **SHRI RAJESH GULATY, Chief Manager - 9653220988 and/or RAJENDRA KUMAR JENA, Chief Manager - 9165277257, and/or SHRI Amit Rathi, Manager - 9582159198**, Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi Land Line No. 011-28751723, 28754731 during office hours on any working day

कृत कनरा बैंक / For CANARA BANK

Date: 24.01.2024
Place: New Delhi

AUTHORISED OFFICER
Asset Recovery Management Br.
Arya Samaj Rd, Karol Bagh, N. Delhi-5

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 24.01.2024

1. Name and Address of Secured Creditor to : Canara Bank Asset Recovery Management Branch,
Arya Samaj Road, Karol Bagh,
New Delhi-110005

2. Name and Address of the Borrower & Guarantors :

M/S SS REALTECH PVT LTD. Regd. Office: D-45, Panchsheel Enclave, NEW DELHI – 110 017	Sh. Vinod Kumar Sharma (Director) 592, MTNL Exchange, JOMC Boys Primary School, Bijwasan Village, Delhi – 110061
Smt. Anjali Bhardwaj (Director) A – 1/66, First Floor, Block A-1, Panchsheel Enclave, New Delhi - 110017	Sh. Sanjeev Kumar Sharma (Director) 592, MTNL Exchange, JOMC Boys Primary School, Bijwasan Village, Delhi – 110061

3. Total Liabilities: Rs 27,42,73,424.10 (Rupees Twenty Seven Crore Forty Two Lakhs Seventy Three Thousand Four Hundred Twenty Four and Paisa Ten Only) which includes interest calculated upto 31.12.2023 in the account of M/S S S Realtech Pvt Ltd .plus applicable interest from 01.01.2024 along with expenses, other charges etc. dues to Canara Bank

4. a) Mode of Auction : E-auction

b) Details of Auction service provider: M/S CANBANK COMPUTERS SERVICES LTD,
Mr. Pratap Kanjilal & D.D Pakhare
having Mobile no- 9832952602/9911 293517/8898418010
/080-23469655/9480691777,
email: eauction@ccsl.co.in ,
Helpdesk Number for e-auction – 080-23469661/62/64/65

c) Date & Time of Auction : 29.02.2024 between 11:30AM to 12:30PM
(With unlimited extensions of 5 minutes duration each)

d) Place of Auction : E-auction(Online)

5. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	Khata no.346, Khasra no .221,225,226,227 and 228 and Khata No 345, Khasra No. 222,225,227and 235 (measuring appx.14485 sq. mtr) situated in Village Bhensia, NH-24, Moradabad, U.P. Total area of land as per sale deed is 50% of 28970 sq mtrs i.e., 14485 sq mtr. Owned by S S Realtech. Under Symbolic Possession	14,34,00,000.00	1,43,40,000.00



6. Other terms and Conditions:

- a. Auction/bidding shall be only through "online Electronic Bidding" through the website www.bankeauctions.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceeding.
- b. The property can be inspected, with Prior Appointment with Authorised Officer, ARM Branch Karol Bagh, New Delhi on any working day during office hours.
- 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, AryaSamaj Road, Karol Bagh, New Delhi, OR** shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **SL OL RTGS NEFT PMT ENS ZERO, A/c No 209272434 IFSC Code: CNRB0002365** on or before 27.02.2024 up to 05.00 p.m
- e. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 27.02.2024 upto 5:00 PM, to Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi, by hand or by email (cb2365@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.
- f. 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. Mr Pratap Kanjilal & D D Pakhare. MOB: 9832952602 / 9911293517/8898418010/080-23469665/9480691777, email: mailto:ccsleauktion@gmail.com. Website address: www.indianbankseauktion.com immediately on the same date of payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature).
- g. The intending bidders should register their names at portal www.indianbankseauktion.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. Mr Pratap Kanjilal & D D Pakhare. MOB: 9832952602 / 9911293517/ 8898418010/08023469665/9480691777, email: mailto:ccsleauktion@gmail.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 (Rupees 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. 50.00 Lakh (Rupees Fifty Lakh) and above, the successful bidder will have to deduct TDS at the applicable rate 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, Arya Samaj Road, Karol Bagh, New Delhi who, as a facilitating centre, shall make necessary arrangements.
- o. For further details contact SHRI RAJESH GULATY, Chief Manager - 9653220988, and/or RAJENDRA KUMAR JENA, Chief Manager - 9165277257, and/or SHRI Amit Rathi, Manager - 9582159198, Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi Land Line No. 011-28751723, 28754731 OR the service provider M/S CANBANK COMPUTER SERVICES LTD. Mr Pratap Kanjilal & D.D Pakhare. MOB: 9832952602/9911293517/8898418010/080-23469665/ 9480691777 email: mailto:cesleauuction@gmail.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: New Delhi
Date: 24.01.2024

कृते केनरा बैंक / For CANARA BANK

Authorised Officer
Asset Recovery Management Br.
Arya Samaj Road, Karol Bagh, New Delhi
AUTHORISED OFFICER
CANARA BANK