



**(Auction Sale Notice for Sale of Immovable Properties)**

**CANARA BANK**

**(A GOVERNMENT OF INDIA UNDERTAKING)**

**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/physical possession of which has been taken by the Authorized Officer of TAGORE GARDEN, New Delhi of the Canara Bank, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **11-02-2020**, for recovery of Rs. **54,76,17,533.10/-** plus interests and other charges thereon due to the TAGORE GARDEN, New Delhi Branch of Canara Bank from M/s Happy Acoustics Pvt. Ltd. (Borrower).

The reserve price will be **Rs. 484,00,000/- (for immovable property) and Rs.2156000/- (for Inventory) total Rs.505,56,000/-** and the earnest money deposit will be **Rs. 50,55,600/-**.

The Earnest Money Deposit shall be deposited on or before **09-02-2020 at 5 pm**.

**Description of property**

Property comprising of Land measuring 1 Bigha (1008 sq yards) situated at Khasra No. 92/8 min(0-07) & 92/9/1 min (0-13) situated in the revenue estate of village Mundka, Delhi 110041 standing in name of M/S Happy Acoustics Pvt Ltd.

**Boundaries :**

EAST: Others Property

WEST- Road

NORTH- Others Property

SOUTH: Road

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 Authorized Officer, Canara Bank, **Tagore Garden, New Delhi 110027, Ph. No. 011-25194172, 25433533 and Mobile no. 9650060391** during office hours on any working day.

Date: 05.01.2021

Place: DELHI

**AUTHORISED OFFICER**

**CANARA BANK**



### **DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE**

|                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Name and Address of the Secured Creditor</b>           | CANARA BANK, TAGORE GARDEN, NEW DELHI 110027                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Name and Address of the Borrower(s)/ Guarantor(s):</b> | <ol style="list-style-type: none"> <li>1. M/S HAPPY ACOUSTICS PVT LTD<br/>Regd office :: WZ-15, Ground Floor,<br/>Uggarsain Market, Ashok Nagar, New-Delhi-110018<br/>Unit Address : 92/8, Industrial Area,<br/>Udyog Nagar, Mundka, New-Delhi 110041</li> <li>2. Mr. Amarjit Singh Kalra s/o Surinder Singh Kalra<br/>C 130 First Floor Mansarovar, Garden, New Delhi 110015</li> <li>3. Mrs. Surinder Kaur Kalra w/o Mr. Amarjit Singh Kalra,<br/>C 130 First Floor Mansarovar, Garden, New Delhi 110015</li> </ol> |
| <b>Total liabilities as on 30.11.2020</b>                 | <b>Rs. 54,76,17,533.10/- + int &amp; othr charges thereon</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Mode of Auction</b>                                    | Online                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Details of Auction service provider</b>                | M/s Canbank Computer Services Limited                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Date &amp; Time of Auction</b>                         | 11-02-2021, 11.30 pm- 12.30 pm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Place of Auction</b>                                   | <a href="https://indianbankseaauction.com">https://indianbankseaauction.com</a>                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Reserve Price</b>                                      | <b>Rs. 484,00,000/- (for immovable property) and Rs.2156000/- (for Inventory) total Rs.505,56,000/-</b>                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Outstanding dues of local self Government</b>          | Electricity Bill :: Rs.26200/- as per Electricity bill dated 04.10.2019 Bill No. 10003747647<br>Property Tax :: Demand of Suo Moto assessment order U/s 123-D of DMC Act is Rs.1,01,24,380/- vide NDMC, Narela Zone letter ref :: TZX/NRZ/A&C/2020/514 dated 30.12.2020<br>Rest others dues if any not in our knowledge                                                                                                                                                                                               |

Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://indianbankseaauction.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 Authorised Officer, on any working day, during working 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, TAGORE GARDEN, Branch, New Delhi 110027 OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, TAGORE GARDEN Branch, New Delhi 110027 A/c No 0391295000001, IFSC code CNRB00000391 before submitting bids on or before on or before 09-02-2020, 5:00 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, No.218, J P Royale, 1st Floor, Sampige Road, Malleshwaram, (M)- 9480691777 /8880531165/ 080-23469661/62/64/65,** **Email:eauction@ccsl.co.in,** **Website: <https://indianbankseauction.com>**
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 09-02-2020, 5pm, to Canara Bank TAGORE GARDEN, Branch, New Delhi 110027 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.
- g) The intending bidders should register their names at portal <https://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 LIMITED**. The 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 multiples 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.
- j) **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.**
- k) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- l) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- m) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Regional office or Branch that, as a facilitating centre, shall make necessary arrangements.
- n) For further details contact **Branch Manager, Canara Bank TAGORE GARDEN Branch, New Delhi 110027** contact no. 011 25194172, 25433533 email id: [cb0391@canarabank.com](mailto:cb0391@canarabank.com) OR the service **M/s Canbank Computer Services Ltd, No.218, J P Royale, 1st Floor, Sampige Road, Malleshwaram, (M)- 9480691777 /8880531165/ 080-23469661/62/64/65,** **Email:eauction@ccsl.co.in, Website: <https://indianbankseauction.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: DELHI  
Date: 05.01.2021

**AUTHORISED OFFICER**  
Canara Bank