

Ref: ARM-I/SN-035/23-24/YV

Date: 17.07.2023

To,

1. M/s Pegasi Spirits Pvt. Ltd. (Formerly known as 3 Aces Hospitality Pvt. Ltd.) through its authorised representatives at <b>Regd. Office</b> - House No. 22, Road no. 62, Punjabi Bagh, New Delhi - 110026	Also at <b>Head Office</b> - S K Arcade,, No.33/1, Doddakannali, Carmalaram Post, Sarjapura road,, Bangalore - 560035
2. Mr. Neeraj Kukreja (Director) S/o Jagdish Kukreja Villa #151, Adarsh Palm Retreat, Bellandur, Bangalore - 560103	3. Mrs. Ritika Kukreja (Director) W/o Neeraj Kukreja at Villa #151, Adarsh Palm Retreat, Bellandur, Bangalore - 560103
4. Mr. Jagdish Kukreja (Guarantor) S/o Kaura Ram Kukreja B 1801, Skylark Esta Hoodi, Whitefield, Bangalore - 560048	5. Mrs. Pushpa Kukreja (Guarantor) B 1801, Skylark Esta Hoodi, Whitefield, Bangalore - 560048

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(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002**

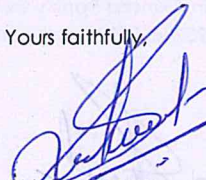
As you are aware, I on behalf of Canara Bank, ARM- I Branch Bangalore - 560001 have taken possession of the mortgaged assets described in the schedule of sale Notice annexed hereto in terms of section 13(4) of the subject Act in connection with outstanding dues payable by you to our ARM-I Branch Bangalore 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 being published in the NEWS paper containing the 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 has been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the Sale Notice.

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

Yours faithfully,

  
Chief Manager  
Authorised officer  
Encl: Sale Notice





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 Movable property Hypothecated to the Secured Creditor, the possession of which has been taken by the Authorised Officer of ARM Branch-1, Bengaluru of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 28/08/2023 at 1030 Hrs to 1100 Hrs, for recovery of ₹. 11,94,13,512.78/- (Rupees Eleven crores ninety four lakhs thirteen thousand five hundred twelve and seventy eight paise only) plus further interest and cost thereon due to the ARM-1 Branch, Bengaluru of Canara Bank from . 1. M/s Pegasi Spirits Pvt. Ltd.(Formerly known as 3 Aces Hospitality Pvt. Ltd.) through its authorised representatives at Regd. Office - House No. 22, Road no. 62, Punjabi Bagh, New Delhi - 110026, Head Office - S K Arcade,, No.33/1, Doddakannali, Carmalaram Post, Sarjapura road, Bangalore - 560035. 2. Mr. Neeraj Kukreja(Director) S/o Jagdish Kukreja. 3. Mrs. Ritika Kukreja(Director) W/o Neeraj Kukreja both 2 & 3 residing at Villa #151, Adarsh Palm Retreat, Bellandur, Bangalore - 560103. 4. Mr. Jagdish Kukreja(Guarantor) S/o Kaura Ram Kukreja. 5. Mrs. Pushpa Kukreja(Guarantor) Both 4 & 5 residing at B 1801, Skylark Esta Hoodi, Whitefield, Bangalore - 560048

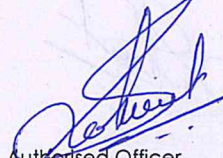
The Reserve Price, Earnest Money Deposits, Auction date, last date of submission of Bid details are as under. The Earnest Money shall be deposited by way of DD favouring Authorised Officer, Canara Bank, ARM Branch I, Bangalore OR through online (RTGS/NEFT/Fund Transfer - IFSC CODE CNRB0002366) to the credit of the account number 209272434, Canara Bank, ARM Branch I, Bangalore on or before 25.08.2023 :-

Lot No	Description of the movable assets:	Reserve Price	EMD Amount	Incremental value at Bid
1	All the piece and parcel of Industrial Plot bearing No. 1201, Block H, area measuring 350 Sq. mtrs. Situated at DSII DC, Narela Industrial Park, Narela, Delhi - 110040 and bounded as under:- East by Plot no. 1176, West by: Road, North by Plot No. 1200, South by Plot no. 1202.	₹.448.00	₹.44.80	₹.1.00
2	All that piece and parcel of entire 2nd floor bearing house no. 22, measuring 2000 Sq. Ft. of residential building situated in Road no. 62, Punjabi Bagh West, New Delhi-110026 without roof/terrace rights with proportionate undivided share/rights in the freehold land underneath and bounded as under: East by: Service Lane, West by: Road no.62, North by: Property no. 20 & South by: Property no.24	₹. 368.00	₹.36.80	₹.1.00

Known encumbrances, if any: Not to the knowledge of the Bank.

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 ARM-1 Branch, Bengaluru, Canara Bank, Ph. No.9599662508 other contact no 9627872626 during office hours on any working day.

Date: 17.07.2023  
Place: Bengaluru

  
Authorised Officer  
Canara Bank



परिसंपत्ति वसूली प्रबंधन 1 शाखा,  
नं 86, स्पेंसर टावेर्स एम जी रोड,  
बेंगलूरु - 560001

PHONE: 080- 25588028, 25588641  
Extn: 530, e-Mail - [cb2366@canaranbank.com](mailto:cb2366@canaranbank.com)

ASSET RECOVERY MANAGEMENT - I Branch,  
No. 86, SPENCERS TOWER, M.G. ROAD,  
BANGALORE - 560001



**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 28.08.2023**

1. Name and Address of the Secured Creditor:	Canara Bank, ARM-1 Branch Bengaluru			
2. Name and Address of the Borrower(s)/ Guarantor(s) :	<p>1. M/s Pegasi Spirits Pvt. Ltd. (Formerly known as 3 Aces Hospitality Pvt. Ltd.) through its authorised representatives at <b>Regd. Office</b> - House No. 22, Road no. 62, Punjabi Bagh, New Delhi - 110026.</p> <p><b>Head Office</b> - S K Arcade,, No.33/1, Doddakannali, Carmalaram Post, Sarjapura road,, Bangalore - 560035.</p> <p>2. Mr. Neeraj Kukreja (Director) S/o Jagdish Kukreja.</p> <p>3. Mrs. Ritika Kukreja(Director) W/o Neeraj Kukreja both 2 &amp; 3 residing at Villa #151, Adarsh Palm Retreat, Bellandur, Bangalore - 560103.</p> <p>4. Mr. Jagdish Kukreja (Guarantor) S/o Kaura Ram Kukreja.</p> <p>5. Mrs. Pushpa Kukreja(Guarantor) Both 4 &amp; 5 residing at B 1801, Skylark Esta Hoodi, Whitefield, Bangalore - 560048</p>			
3. Total liabilities:	₹.11,94,13,512.78/- (+ further interest and cost thereon)			
4. (a) Mode of Auction :	E-Auction.			
(b) Details of Auction service provider	<p>M/s Canbank Computer Services Ltd                  218, JP Royale, Sampige Road, Malleshwaram, Bangalore -3                  e- mail: <a href="mailto:euaction@ccsl.co.in">euaction@ccsl.co.in</a>, Contact Person &amp; Number:-                  Ramesh T H / Pakhre DD (8880531165 / 8898418010)</p>			
(c) Date & Time of Auction	28/08/2023 - 1030 Hrs to 1100 Hrs			
(d) Place of Auction	Online.			
5. Reserve Price / EMD	(In lakhs)			
Lot No	Description of the movable assets:	Reserve Price	EMD Amount	Incremental value at Bid
1	All the piece and parcel of Industrial Plot bearing No. 1201, Block H, area measuring 350 Sq. mtrs. Situated at DSIIIDC, Narela Industrial Park, Narela, Delhi - 110040 and bounded as under:- East by Plot no. 1176, West by: Road, North by Plot No. 1200, South by Plot no. 1202.	₹.448.00	₹.44.80	₹.1.00
2	All that piece and parcel of entire 2nd floor bearing house no. 22, measuring 2000 Sq. Ft. of residential building situated in Road no. 62, Punjabi Bagh West, New Delhi-110026 without roof/terrace rights with proportionate undivided share/rights in the freehold land underneath and bounded as under: East by: Service Lane, West by: Road no.62, North by: Property no. 20 & South by: Property no.24	₹.368.00	₹.36.80	₹.1.00
<p>6. Other terms and conditions:</p> <p>a) Auction / bidding shall be only through "Online Electronic Bidding" through the website <a href="http://www.indianbankseaction.com">www.indianbankseaction.com</a>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.</p> <p>b) The property can be inspected, with Prior Appointment with Authorised Officer, on 16.08.2023 10.00 AM to 2.00 PM.</p> <p>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.</p> <p>d) EMD amount of 10% of the Reserve Price is to be deposited by way of DD favouring Authorised Officer, Canara Bank, ARM Branch I, Bangalore OR through online (RTGS/NEFT/Fund Transfer) to the credit of the Account No.209272434, Canara Bank, ARM Branch I, Bangalore RTGS/NEFT CODE CNRB0002366 on or before 25/08/2023 - 5.00 p.m.</p> <p>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. (Contact Contact Person &amp; Number:- Ramesh T H / Pakhre DD (8880531165 / 8898418010), e- mail: <a href="mailto:euaction@ccsl.co.in">euaction@ccsl.co.in</a>)</p> <p>f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 25/08/2023 - 5.00 p.m. Canara Bank, Asset Recovery Management</p>				



Branch I, No. 86, II Floor, Bangalore Metro Circle, Spencer Towers, M G Road, Bangalore- 560 001, by hand or by e-mail.

- 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 [www.indianbankseuction.com](http://www.indianbankseuction.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. (Contact Contact Person & Number:- Ramesh T H / Pakhre DD (8880531165 / 8898418010), e- mail: [euaction@ccsl.co.in](mailto:euaction@ccsl.co.in))
- 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 multiples of ₹.1,00,000/- (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), on the same day or not later than next working day on declaring him/her as the successful bidder and the balance on or before 15<sup>th</sup> day from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, 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.
- k) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- l) Authorised 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 Circle office, Bangalore or Canara Bank, Asset Recovery Management Branch I, No. 86, II Floor, Bangalore Metro Circle, Spencer Towers, M G Road, Bangalore- 560 001 who, as a facilitating centre, shall make necessary arrangements.
- n) FOR IMMOVABLES: For sale proceeds of Rs. 50.00 Lakhs (Rupees Fifty Lakhs Only) 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.
- o) For further details contact Canara Bank, Asset Recovery Management Branch I, No. 86, II Floor, Bangalore Metro Circle, Spencer Towers, M G Road, Bangalore- 560 001 (Ph. No.9599662508 and 9627872626) e-mail id [cb2366@canarabank.com](mailto:cb2366@canarabank.com); [prashantpandey@canarabank.com](mailto:prashantpandey@canarabank.com) OR the service provider M/s Canbank Computer Services Ltd. (Contact Contact Person & Number:- Ramesh T H / Pakhre DD (8880531165 / 8898418010), e- mail: [euaction@ccsl.co.in](mailto:euaction@ccsl.co.in))

**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 : 17.07.2023

Place: Bangalore

Authorised Officer

CANARA BANK

परिसंपत्ति वसूली प्रबंधन 1 शाखा,  
नं 86, स्पेंसर टावर्स एम जी रोड,  
बेंगलूर - 560001

PHONE: 080- 25588028, 25588641  
Extn: 530, e-Mail - [cb2366@canaranbank.com](mailto:cb2366@canaranbank.com)

ASSET RECOVERY MANAGEMENT - I Branch  
No. 86, SPENCERS TOWER, M.G. ROAD,  
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