

(A GOVERNMENT OF INDIA UNDERTAKING)

ASSET RECOVERY MANAGEMENT BRANCH - I
37, KSHAMALAYA, OPP; PATKAR HALL
NEW MARINE LINES, THACKERSEY MARG, MUMBAI 400020
TEL: 022-22065425/30, 22065438 EMAIL: cb2360@canarabank.com

Ref:CB/ARM / SALE NOTICE/ ETHOS/193/2021

Date: 07.06.2021

To

M/s Ethos Ventures Limited 23F, Island Beverly, 1 Great, George Street, Causeway Bay, Hong Kong.	Mr Godlamudi Rao Flat No 1318 & 1319, Building No 2B, Raheja Classic CHSL, New Link Road, Andheri West, Mumbai- 400053, Maharashtra, India Mob:+ 91 90827 25430	Mr Nagarjun Vasudeo Rao Flat no. 1509 & 10, Building No 2A, Raheja Classic CHSL, New Link Road, Andheri West, Mumbai- 400053, Maharashtra, India. Mob:+ 91 90827 25430
M/s Jubilant Overseas Limited Unit No 1601-02,16/F, CAR PO Commercial Building,18-20, Lyndhurst Terrace, Central, Hong Kong	M/s Asian Concierge Transport Pvt Ltd 405, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai 400053, India.	M/s Gold Value Homes Pvt Ltd E 831, III Floor, Chittaranjan Park, New Delhi- 110019, India
M/s Gold Value Homes Pvt Ltd Unit 45, A Wing, I Floor, HDIL Kaledonia, Sahar Road, Andheri (E), Mumbai 400069, India		

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement and 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 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 our Hong Kong Branch of Canara Bank.

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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 **30 days** Sale Notice containing terms and conditions of the sale.

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

Yours faithfully,


Authorized Officer.



ASSET RECOVERY MANAGEMENT BRANCH - I
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NEW MARINE LINES, THACKERSEY MARG, MUMBAI 400 020
TEL: 22065425/30, 22065438 FAX: 22065438 EMAIL: cb2360@canarabank.com
(Auction Sale Notice for Sale of Immovable Properties)

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 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 **14.07.2021** , for recovery of US Dollar 4,529,235.76 (US Dollar Four Million Five Hundred Twenty Nine Thousand Two Hundred Thirty Five and Seventy Six Cent only) equivalent to Rs.34,25,00,809.00 (Rupees Thirty Four Crores Twenty Five Lakhs Eight Hundred Nine Only @ exchange rate 1USD = INR 75.62) and further interest & other charges from 09.07.2020 onwards, due to Canara Bank from M/s Ethos Ventures Limited (Borrower), Mr Nagarjun Godlamudi Vasudeo Rao (Guarantor), M/s Jubilant Overseas Limited (Guarantor), M/s Asian Concierge Transport Pvt Ltd (Guarantor) and M/s Gold Value Homes Pvt Ltd (Mortgagor & Guarantor).

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

(Amount in Rs)

SI No	Description of Immovable Property	RESERVE PRICE	EMD
1	Free hold NA Land bearing Gut no 643 and 647 total admeasuring 44,350 sq mtrs, village Khandpoli, Taluka Sudhagad, Dist Raigad, Maharashtra, India in the name of M/s Goldvalue Homes Pvt Ltd.	8,87,00,000	88,70,000
	Bounded	Gut No 643	Gut No 647
	On the East by	Private Property	Road
	On the West by	Road	Survey No 720
	On the North by	Survey No 642	Survey No 625
	On the South by	Survey No 645	Survey No 655

The Earnest Money Deposit shall be deposited on or before 12.07.2021 at 05.00 pm.

The property can be inspected, with Prior Appointment with Authorised Officer, on 06.07.2021.

EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, , A R M – I Branch, Mumbai. OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, A R M – I Branch, Mumbai A/c No 8354295000001 IFSC Code: CNRB0008354 on or before **12.07.2021, 05.00 pm.**

For the said properties there is no encumbrance to the knowledge of the bank.

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केनरा बैंक  Canara Bank

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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 Chief Manager, Canara Bank, A R M – I Branch, Mumbai. Phone: 022- 22065438 Mobile 9787242782 9489046486 Email: cb2360@canarabank.com during office hours on any working day.

Date: 07.06.2021
Place: Mumbai



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Authorised Officer
CANARA BANK

To

M/s Ethos Ventures Limited (Borrower) 23F, Island Beverly, 1 Great, George Street, Causeway Bay, Hong Kong.	Mr Nagarjun Godlamudi Vasudeo Rao (Mortgagor & Guarantor) Flat No 1318 & 1319, Building No 2B, Raheja Classic CHSL, New Link Road, Andheri West, Mumbai-400053, Maharashtra, India Mob:+ 91 90827 25430	Mr Nagarjun Godlamudi Vasudeo Rao (Mortgagor & Guarantor) Flat no. 1509 & 10, Building No 2A, Raheja Classic CHSL, New Link Road, Andheri West, Mumbai- 400053, Maharashtra, India. Mob:+ 91 90827 25430
M/s Jubilant Overseas Limited (Guarantor) Unit No 1601-02,16/F, CAR PO Commercial Building, 18-20, Lyndhurst Terrace, Central, Hong Kong	M/s Asian Concierge Transport Pvt Ltd (Guarantor) 405, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai 400053, India.	M/s Gold Value Homes Pvt Ltd (Mortgagor & Guarantor) E 831, III Floor, Chittaranjan Park, New Delhi- 110019, India.
M/s Gold Value Homes Pvt Ltd (Mortgagor & Guarantor) Unit 45, A Wing, I Floor, HDIL Kaledonia, Sahar Road, Andheri (E), Mumbai 400069, India.		

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 07.06.2021

1. **Name and Address of the Secured Creditor:** Canara Bank.

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

M/s Ethos Ventures Limited (Borrower)

23F, Island Beverly, 1 Great, George Street, Causeway Bay, Hong Kong.

Mr Nagarjun Godlamudi Vasudeo Rao (Mortgagor & Guarantor)

Flat No 1318 & 1319, Building No 2B, Raheja Classic CHSL, New Link Road,
Andheri West, Mumbai- 400053, Maharashtra, India Mob:+ 91 90827 25430

Flat no. 1509 & 10, Building No 2A, Raheja Classic CHSL,
New Link Road, Andheri West, Mumbai- 400053, Maharashtra, India. Mob:+ 91 90827 25430

M/s Jubilant Overseas Limited (Guarantor)

Unit No 1601-02, 16/F, CAR PO Commercial Building,
18-20, Lyndhurst Terrace, Central, Hong Kong

M/s Asian Concierge Transport Pvt Ltd (Guarantor)

405, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai 400053, India.

M/s Gold Value Homes Pvt Ltd (Mortgagor & Guarantor)

E 831, III Floor, Chittaranjan Park, New Delhi- 110019, India.

Unit 45, A Wing, I Floor, HDIL Kaledonia, Sahar Road, Andheri (E), Mumbai 400069, India.

3. **Total liabilities as on 08.07.2020:** US Dollar 4,529,235.76 (US Dollar Four Million Five Hundred Twenty Nine Thousand Two Hundred Thirty Five and Seventy Six Cent only) equivalent to Rs.34,25,00,809.00 (Rupees Thirty Four Crores Twenty Five Lakhs Eight Hundred Nine Only @ exchange rate 1USD = INR 75.62) and further interest & other charges from 09.07.2020 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: **14.07.2021, 11.00 A.M. to 01.00 PM**

(d) Place of Auction: Mumbai

(e) Address in which the tender documents to be submitted - Canara Bank, ARM – I Branch, Kshamalaya (Ground Floor), Opp; Patkar ,Hall, 37, New Marine Lines, Thackersey Marg, Mumbai 400020

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ARM – I BRANCH, MUMBAI

5. Details of properties, Reserve Price, and Earnest Money Deposit :

SI No	Description of Immovable Property	RESERVE PRICE	EMD
1	Free hold NA Land bearing Gut no 643 and 647 total admeasuring 44,350 sq mtrs, village Khandpoli, Taluka Sudhagad, Dist Raigad, Maharashtra, India in the name of M/s Goldvalue Homes Pvt Ltd.	8,87,00,000	88,70,000
	Bounded	Gut No 643	Gut No 647
	On the East by	Private Property	Road
	On the West by	Road	Survey No 720
	On the North by	Survey No 642	Survey No 625
	On the South by	Survey No 645	Survey No 655

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 on 06.07.2021.
- 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, A R M – I Branch, Mumbai OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, A R M – I Branch, Mumbai A/c No 8354295000001 IFSC Code: CNRB0008354 on or before **12.07.2021 05.00 pm**.
- 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;
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **13.07.2021 05.00 PM**, to Canara Bank A R M – I Branch, Mumbai. Phone: 022- 22065438 Mobile 9787242782 9489046486 by hand or by email cb2360@canarabank.com.
 - 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.

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ARM – I BRANCH, MUMBAI

- 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 multiples 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.
- 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 Mumbai or A R M – I Branch, Mumbai who, as a facilitating centre, shall make necessary arrangements.
- o. Successful Bidder is liable to pay all society dues/municipal taxes/electricity/water charges/other charges, duties and taxes whatsoever, including outstanding dues, if any, informed subsequently in respect of and/or affecting the subject property.
- p. For further details contact Chief Manager, Canara Bank, A R M – I Branch, Mumbai. Phone: 022- 22065438 Mobile 9787242782 9489046486 Email: cb2360@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**. Website: <https://www.bankeauctions.com>

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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: 07.06.2021
Date: Mumbai


Authorised Officer
Canara Bank

