

Ref: LCO/ARM/SaleNotice/Green/L&B/P&M/969/2023

Date: 07.10.2023

To

1. M/s Green Space Block LLP (Borrower)
Khasra no.262, Village Hariharpur Patisa
Nigoha, Mohanlalganj
Lucknow-227305

2. Shri Pawan Pandey (Partner & Gaurantor)
S/o Shri Ajay Kumar Pandey
805 Chota Bharwara, Gomti Nagar,
Lucknow-226010

Also at:
1st Floor, Sky Line Plaza-3,
Ansal API, Lucknow-226030

3. Shri Rahul Pandey (Partner, Mortgagor & Gaurantor)
S/o Shri Ajay Kumar Pandey
805 Chota Bharwara, Gomti Nagar,
Lucknow-226010

4. Smt Vinita Pandey (Partner, Mortgagor & Gaurantor)
W/o Shri Pawan Pandey
805 Chota Bharwara, Gomti Nagar,
Lucknow-226010

5. Smt Rakhi Pandey (Partner, Mortgagor & Gaurantor)
W/o Shri Rahul Pandey
805 Chota Bharwara, Gomti Nagar,
Lucknow-226010

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)& 9(1) of the Security Interest (Enforcement) Rules, 2002.

{Sale of Land & Building together with Plant & Machinery due to non – repayment of dues in account of M/s Green Space Block LLP}

As you are aware that the assets described in Schedule of Sale Notice annexed hereto have been taken under possession in terms of Section 13(4) of the subject Act and Common Hypothecation Agreement dated 20.11.2015 in connection with outstanding dues payable by you to our Canara Bank.

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

Hence, in terms of the provisions of the subject Agreement, I am herewith sending the Sale Notice (auction notice) containing terms and conditions of the sale as you have failed to pay your outstanding dues and reclaim the assets which have been re-possessed by the bank. 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 any law in force.

Yours faithfully,

AUTHORISED OFFICER
CANARA BANK



ENCLOSURE – 1.SALE NOTICE
2.DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

SALE NOTICE

E-Auction Sale Notice for Sale of Movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) 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/Immovable assets /hypothecated/pledged/charged/Mortgaged to the Secured Creditor, the Constructive possession of which has been taken by the Authorised Officer of ARM Branch of the Canara Bank., will be sold on **“As is where is”, “As is what is”, and “Whatever there is” “without recourse basis”** on **31.10.2023**, for recovery of **Rs.1,98,86,042.25 plus Interest (w.e.f. 17.10.2018)** plus other cost & expenses as per demand notice minus amount paid/recovered thereafter, if any, due to the Canara Bank from:

1. M/s Green Space Block LLP (Borrower)
2. Shri Pawan Pandey S/o Shri Ajay Kumar Pandey (Partner & Gaurantor)
3. Shri Rahul Pandey S/o Shri Ajay Kumar Pandey (Partner, Mortgagor & Gaurantor)
4. Smt Vinita Pandey W/o Shri Pawan Pandey (Partner, Mortgagor & Gaurantor)
5. Smt Rakhi Pandey W/o Shri Rahul Pandey (Partner, Mortgagor & Gaurantor)

Reserve Price and Earnest Money Deposit:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
Table-1	Immovable Security- ½ of Land Khasra No . 262/1.625 hectare at Vill. HariharpurPatisaPargna-Nigoha, Mohanlalganj, Lucknow, Area- 0.8125 Hect.	Rs.1,80,10,000/-	Rs.18,01,000/-
	And Movable Security- Plant & Machinery situated at ½ of Land Khasra No . 262/1.625 hectare at Vill. Hariharpur Patisa Pargna-Nigoha, Mohanlalganj, Lucknow, • <i>Note :: It is mandatory to purchase Plant & Machinery alongwith Land & building. However, Plant & Machinery alone can be purchased as per procedure.</i>	Rs. 34,40,000.00	Rs.3,44,000.00

The Earnest Money Deposit shall be deposited on or before **30.10.2023 up to 5:00pm.**

Details of the Immovable Properties:

S.No.	Property	Boundaries	
1	½ of Land KhasraNo . 262/1.625 hectare at Vill. HariharpurPatisaPargna-Nigoha, Mohanlalganj, Lucknow, Area- 0.8125 Hect	East	Gata No 263
		West	Gata No 261
		North	Chakmarg
		South	Form Gata No. 267 to 171

Details of the Movable Properties (Full description of the Plant & Machinery):

List of Machinery Installed at M/s Green Space Block LLP, Nigoha				
Sr. No.	Particular	Qty.	Make	Configuration
1	Fly ash slurry tank	1 No.	Kirloskar	with agitator & 12.5 HP gear box motor
2	Vertical slurry pumping system	2 Nos.	Kirloskar	pump motor unit with pipe connections placed in a pit about 3.0 m deep
3	Cement Screw Conveyor	1 No.	Zenith Equisys Pvt.Ltd	5 H.P. motor with gear box
4	Lime Screw conveyor	1 No.		5 H.P. motor with gear box
5	Cement lime M.S. hopper	1 No.		outer dia. 1.30m , 500 Kg
6	Fly ash Slurry MS Hopper	1 No.		500 Kg.
7	7. Aluminium powder mixer	1 No.	Motor: Global	with 1 HP motor
8	Main Mixer with stirrer	1 No.	Zenith Equisys Pvt.Ltd	M.S. capacity 1,200 kg, outer dia 1.50m , driven by 12.5 HP eke motor and V-belt pulley drive
9	Steel structure frame	1 No.	Local	For hatching mixer
B)	PLC (Programmable Logical Controller)			
10	Fully automatic batching control system	1 No.	Zenith Equisys Pvt.Ltd	PLC based control panel with internal power cabling
C)	MACHINERY FOR BLOCK CASTING			
11	Mould boxes with covers	19 Nos.	Zenith Equisys Pvt.Ltd	0.7m W x 2.2m Lx 0.8m D, capacity 100 kg each (1 Cu Mtr.), M.S., 3mm thick plate
12	Mould trolleys	50 Nos.		2.25m L x 0.8m with base plate and wheels, material : M.S.
13	Decauville rail for trolleys	150 Mtrs.		section 5 cm. top width x 10cm depth (track gauge 520 mm)
	D) DEMOULDING AND BLOCK SIZING SECTION			

14	De-moulding crane	1 No.	PLC: Zenith Equisys Pvt.Ltd Motor: Crompton Greaves	3 HP. motor, 1420 rpm
15	De-moulding Crane Structure.	1 No.		iron columns and 1-beams
16	Horizontal Cutting machine	1 No.		with VFD drive base, winch motor to pull trolley
17	Vertical Cutting machine panel program system	1 No.		with VFD drive base, automatic control
18	Air compressor pipeline 6 mm P.U. tube,	1 Lot	NK	for transporting of generated air to valves and cutting M/c
E)	MACHINERY FOR AUTOCLAVE CURING PROCESS			
19	Auto Claves, each unit comprising 02 cylindrical steam chambers	2 Nos.	Zenith Equisys Pvt.Ltd	30 m length x 1.80m dia. made of special grade steel (ASTM 516 grade 70) plates, with end covers and insulation lining, each chamber can hold 13 cu.m. of AAC blocks
F)	STEAM GENERATOR			
20	Boiler unit wood fired	1 No.	Zenith Equisys Pvt.Ltd	25 KW, steam production 1.50 Ton/hr at 12 Kg/cm2 complete with valves and fittings with 2000 L feed water tank, smoke reducer, I.D. Fan with 5 HP motor, Chimney 60 ft tall of M.S. base dia. 42 cm, along with steam piping to auto-claves

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, ARM Branch Canara bank , Phone No.0522-2307898 during office hours on any working day.

Date: 07.10.2023

Place: Lucknow

AUTHORISED OFFICER
CANARA BANK



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 07.10.2023

- 1. Name and Address of Secured Creditor :** Canara Bank,
Asset Recovery Management Branch,
Circle Office Building, Vipin Khand,
Gomti Nagar, Lucknow-226010
- 2. Name and Address of the Borrower & Guarantors :**
1. M/s Green Space Block LLP (Borrower)
Khasra no.262, Village Hariharpur Patisa
Nigoha, Mohanlalganj
Lucknow-227305
2. Shri Pawan Pandey (Partner & Gaurantor)
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5. Smt Rakhi Pandey (Partner, Mortgagor & Gaurantor)
W/o Shri Rahul Pandey
805 Chota Bharwara, Gomti Nagar,
Lucknow-226010
- 3. Total Liabilities : Rs.1,98,86,042.25 plus Interest (w.e.f. 17.10.2018) plus other expenses as per demand notice minus amount paid/recovered thereafter, if any**

4. Mode of auction : E-Auction

Details of Auction service provider	M/s CANBANK COMPUTER SERVICES LTD Mr Pratap Kanjilal / D D Pakhare, Contact no. 9832952602/9911293517/8898418010/080-23469665/9480691777 Email id: eauction@ccsl.co.in / ccsleauktion@gmail.com
Date & Time of Auction	31.10.2023 between 11:30AM to 1.00 PM (With unlimited extensions of 5 minutes duration each)
Place of Auction	https://indianbankeauction.com

5. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
Table-1	Immovable Security- ½ of Land Khasra No . 262/1.625 hectare at Vill. HariharpurPatisaPargna-Nigoha, Mohanlalganj, Lucknow, Area- 0.8125 Hect.	Rs.1,80,10,000/-	Rs.18,01,000/-
	And Movable Security- Plant & Machinery situated at ½ of Land Khasra No . 262/1.625 hectare at Vill. Hariharpur Patisa Pargna-Nigoha, Mohanlalganj, Lucknow, • <i>Note :: It is mandatory to purchase Plant & Machinery alongwith Land & building. However, Plant & Machinery alone can be purchased as per procedure.</i>	Rs. 34,40,000.00	Rs.3,44,000.00

6. Other terms and Conditions:

- a. Auction/bidding shall be only through “online Electronic Bidding” through the website <https://indianbankseuction.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 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, ARM Branch Lucknow OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account “**SL-OL-RTGS-NEFT PMT ENS 0**” account no. **209272434 IFSC Code:CNRB0005248** on or before **30.10.2023 upto 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., Mr Pratap Kanjilal / D D Pakhare, Contact No. 9832952602/9911293517/8898418010/080-23469665/9480691777, Email ID: eauction@ccsl.co.in / ccsleauktion@gmail.com.
- f. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **30.10.2023 upto 5:00 PM**, to Canara Bank ARM Branch Lucknow, by hand or by email (cb5248@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, 2 Contact Nos, Address, E- Mail Id.
 - iv. Bidder's A/c details alongwith cancelled cheque for online refund of EMD.
- 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.10,000.00. 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.
- 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 @ 1% or applicable as on date on the Sale proceeds and submit the original receipt of TDS certificate to the Bank. GST if applicable shall be paid as per GST Act.
- 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 concerned Circle office or ARM branch who, as a facilitating centre, shall make necessary arrangements.
- n. For further details contact Canara Bank, ARM Branch (Ph. No 0522-2307898/8173007833/9897501862) e-mail id cb5248@canarabank.com. OR the service provider M/s CANBANK COMPUTER SERVICES Ltd., Mr Pratap Kanjilal / D D Pakhare, Contact No. 9832952602/9911293517/8898418010/080-23469665/9480691777, Email ID: eauction@ccsl.co.in / ccsleauktion@gmail.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: Lucknow
Date: 07.10.2023

AUTHORISED OFFICER
CANARA BANK

