



Stressed Asset Management Branch  
8th Floor, 'B' Wing, G Block, Circle office  
Bandra Kurla Complex , Mumbai- 400 051

Ref: 15550/37/SAMB/SARFAESI-AUCTION/DA/2024

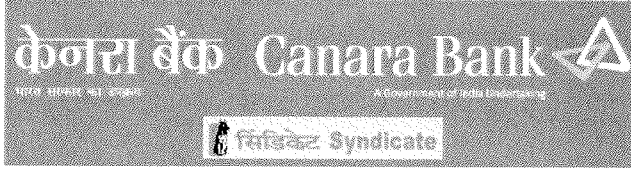
Date: 25.04.2024

<p>1) <b>Borrower: -</b> <b>M/s Juhi Industries Private Limited</b> Registered Office: Vill: Tiruldih, P.O: GhatDulmi, P.S.:Chandil District: Seraikella- Kharsawan, Jharkhand.- 832401 &amp; <b>M/s Juhi Industries Private Limited</b> Corporate Office: 141,"A" Wing, Mittal Court, Nariman Point, Mumbai- 400 021, (Maharashtra)</p>	<p><b>Guarantors:</b></p> <p>1) <b>Mr. Mithilesh Pandey</b> 303, P.P,Co. Pound, P.S.-Hindpiri, Ranchi 834001, Jharkhand. &amp; House No : 212, Road No 1, Ashok Nagar, P S Argora Ranchi 834002, Jharkhand</p>
	<p>2) <b>Mr. Sanjay Kumar Shah</b> Tajmahal, Club Road, Ranchi- 834001, Jharkhand</p>
	<p>3) <b>Mr. Akhilesh Pandey</b> (Director, M/s Divine Alloys &amp; Power Co. Ltd.) Tajmahal Club Road, Ranchi- 834001, Jharkhand.</p>
	<p>4) <b>Mr. Rajesh Pandey</b> (Director, M/s Divine Alloys &amp; Power Co. Ltd.) Tajmahal Club Road, Ranchi- 834001, Jharkhand.</p>
	<p>5) <b>Mrs. Nutan Pandey</b> 424 B, Ashok Nagar, Ashok Nagar P.S. Argora, Ranchi 834002. &amp; 1, Divine House, Club Road, Near Sujata Chowk, Ranchi - 834001, Jharkhand.</p>
	<p>6) <b>M/s Progressive Tradecom Pvt. Ltd</b> 131/17, N.S.C. Bose Road, Ground Floor, Kolkata- 700040</p>
	<p>7) <b>M/s Triveni Infratech Pvt. Ltd.</b> Divine House Club Road, Ranchi, Jharkhand – 834001</p>

Dear Sir/Madam,

**Sub.: E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002**

As you are aware, I/we, on behalf of Canara Bank (e Syndicate) have taken 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 Canara Bank (eSyndicate).



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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 Sale Notice containing terms and conditions of the Sale.

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

**Yours faithfully,**

A handwritten signature in black ink, appearing to be 'A.S.', with a long horizontal line extending to the right.

**Authorized Officer  
Canara Bank (e Syndicate),  
Stressed Asset Management Branch, Mumbai.**

Encl: Sale Notice.

**SALE NOTICE**

**E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 properties mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of **Canara Bank**, will be sold on "As is where is", "As is what is", "Whatever There is" and "without recourse" basis on **15.05.2024** for recovery of **Rs.228,17,01,765.43- (Rupees Two hundred Twenty Eight crores Seventeen lacs One thousand Seven hundred sixty Five and paise Fourty Three only)** (as on 31.03.2024 plus further interest and charges from 01.04.2024 till the date of realization) due to the Stressed Asset Management Branch (erstwhile E-Syndicate Bank) Mumbai of Canara Bank from **M/s. Juhi Industries Private Limited** situated at Vill: Tiruldih, P.O: GhatDulmi, P.S.: Chandil District: Seraikella- Kharsawan, Jharkhand.- 832401.

Description of the Property	Reserve Price	Earnest Money Deposit
1. All that part and parcel of the property – 7142 sq.ft.(Little more or less) built up area of a office premises/commercial premises bearing office premises no. U.G.C.H.-6(upper ground central hall-6) on the upper ground floor front face hall in a multi storied residential cum commercial complex called "KAVERI" with one car parking space in basement floor along with 1400 sq. ft. undivided proportionate share of land in RS Khata No.107, Plot No. 309 situated at village Dumardaga, P S Ranchi, Present P S –Sadar, Thana no. 181, District-Ranchi, State Jharkhand., owned by Smt.Nutan Pandey.	<b>Rs. 2,65,00,000/-</b> ( Rupees Two Crore Sixty Five Lakhs Only)	<b>Rs.26,50,000/-</b> ( Rupees Twenty Six lakhs Fifty Thousand only)
2. All that part and parcel of the property- 3480 sq.ft.(Little more or less) super built up area of an office premises bearing office premises no. G.L.S.-33(Ground Large Shop-33) on the ground floor in a multi stories residential cum commercial complex called "KAVERI" with one car parking space in basement floor along with 800 sq. ft. undivided proportionate share of land in RS Khata No.107, Plot No. 309 situated at village Dumardaga, P S Ranchi, Present P S –Sadar, Thana no. 181, District-Ranchi, State Jharkhand, owned by Smt. Nutan Pandey.	<b>Rs.1,31,00,000/-</b> ( Rupees One crores Thirty One lakhs only)	<b>Rs .13,10,000/-</b> (Rupees Thirteen Lakhs Ten thousand only)

The Earnest Money Deposit shall be deposited on or before 14.05.2024 up to **5 p.m.**

Details of EMD and other documents to be submitted to service provider on or before **14.05.2024 upto 5.00 pm.**

Date of inspection of properties with prior appointment with Authorized Officer as below:

<b>DATE AND TIME OF INSPECTION</b>	<b>10.05.2024</b> between 11.00 AM TO 2.00 PM (with prior appointment)
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Date up to which documents can be deposited with Bank is **14.05.2024** up to 5:00 p.m.

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 **Mr. Anchu Chacko, Authorized Officer/Chief Manager, Canara Bank, Stressed Asset Management Branch, Mumbai (Mob.No:9387797990)** or **Mrs. Dolly Ahirwar, Manager (LL No. : 022-26728789) e-mail id : [cb15550@canarabank.com](mailto:cb15550@canarabank.com)** during office hours on any working day; or the service provider M/s C1 India Pvt Ltd, [www.bankeauction.com](http://www.bankeauction.com), Udhyog Vihar, Phase -2, Gulf Petrochem Building, Bldg no. 301, Gurgaon, Haryana pin - 122015 (Contact No. +91-1244302000/20/21/22/23/24 Mr. Bhavik Pandya, Mobile- 8866682937, Email: maharashtra@c1india.com, or Email: support@bankeauctions.com).



**Date: 25.04.2024**  
**Place: Mumbai**

**AUTHORISED OFFICER**  
**CANARA BANK**  
**Stressed Asset Management Branch**  
**Mumbai**

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25.04.2024**

1.	<b>Name and Address of the Secured Creditor</b>	<b>Canara Bank</b> Stressed Asset Management Branch, 8th Floor, 'B' Wing, G Block, Circle office Bandra Kurla Complex , Mumbai- 400 051 cb15550@canarabank.com
2.	<b>Name &amp; Address of the Borrower(s) / Guarantor(s)/Mortgagors</b>	<p>1) <b>Borrower: -</b> <b>M/s Juhi Industries Private Limited</b> Registered Office: Vill: Tiruldih, P.O: GhatDulmi, P.S.:Chandil District: Seraikella- Kharsawan, Jharkhand.- 832401 &amp; <b>M/s Juhi Industries Private Limited</b> Corporate Office: 141,"A" Wing, Mittal Court, Nariman Point, Mumbai- 400 021, (Maharashtra)</p> <p>2) <b>Guarantor/Mortgagor :</b> <b>Mr. Mithilesh Pandey</b> 303, P.P.Co. Pound, P.S.-Hindpiri, Ranchi 834001, Jharkhand. &amp; House No : 212, Road No 1, Ashok Nagar, P S Argora Ranchi 834002, Jharkhand</p> <p><b>Mr. Sanjay Kumar Shah</b> Tajmahal, Club Road, Ranchi- 834001, Jharkhand</p> <p><b>Mr. Akhilesh Pandey</b> (Director, M/s Divine Alloys &amp; Power Co. Ltd.) Tajmahal Club Road, Ranchi- 834001, Jharkhand.</p> <p><b>Mr. Rajesh Pandey</b> (Director, M/s Divine Alloys &amp; Power Co. Ltd.) Tajmahal Club Road, Ranchi- 834001, Jharkhand.</p> <p><b>Mrs. Nutan Pandey</b> 424 B, Ashok Nagar, Ashok Nagar P.S. Argora, Ranchi 834002. &amp; 1, Divine House, Club Road, Near Sujata Chowk, Ranchi - 834001, Jharkhand.</p> <p><b>M/s Progressive Tradecom Pvt. Ltd</b> 131/17, N.S.C. Bose Road, Ground Floor, Kolkata- 700040</p> <p><b>M/s Triveni Infratech Pvt. Ltd.</b> Divine House Club Road, Ranchi, Jharkhand – 834001</p>

3.	Total Liabilities as on 31.05.2023	:	<b>Rs.228,17,01,765.43- (Rupees Two hundred Twenty Eight crores Seventeen lacs One thousand Seven hundred sixty Five and paise Forty Three only)</b> (as on 31.03.2024 plus further interest and charges from 01.04.2024 till the date of realization)
4.	<b>a. Mode of Auction</b>	:	E-auction
	<b>b. Details of Auction Service Provider</b>	:	M/s C1 India Pvt.Ltd
	<b>c. Date &amp; Time of Auction</b>	:	<b>15.05.2024 (11:00 am to 2:00 pm)</b> (With unlimited extension of 5 min. duration each till the conclusion of the sale).
5.	<b>Reserve Price</b>	:	<b>For Property No: 1- Rs .2.65 CR</b> <b>For Property No: 2- Rs.1.31 CR</b>
6.	<b>Minimum Bid Increment amount</b>	:	<b>Rs. 1,00,000/- (Rupees One Lakh Only)</b>

**7. Other Terms and conditions :**

- a. Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://www.bankeauctions.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 Authorized Officer on the dates mentioned in Sale Notice.
- 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, Stressed Asset Management Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Canara Bank, Stressed Asset Management Branch, **A/c. No: 209272434, IFSC Code: CNRB0015550** on or before **14.05.2024** upto 5 p.m. Details of EMD and other documents to be submitted to service provider on or before **14.05.2024 up to 5.00 pm**.
- e. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **14.05.2024 up to 5 p.m.** to Canara Bank, Stressed Asset Management Branch by hand or by email.
  - 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. The intending bidders should register their names at portal <https://www.bankeauctions.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 C1 India Pvt Ltd, Gurgaon Haryana (Contact No. +91-1244302000, 20, 21, 22, 23, 24, Mr. Bhavik Pandya, Mobile- 8866682937, Email: maharashtra@c1india.com, or Email: support@bankeauctions.com).
- 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.100,000/-. 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 favor 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 within 15 days, 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.

- j. For sale proceeds of Rs. 50.00 Lakhs (Rupees Fifty Lakhs) 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. There is no encumbrance in the property to the knowledge of the bank. Successful Bidder is liable to pay all society dues, municipal taxes / panchayat taxes / electricity / water charges / other charges, duties and taxes whatsoever, including outstanding, if any, in respect of and/or affecting the subject property.
- m. Authorized 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 Canara Bank, Mumbai Circle Office or Stressed Asset Management Branch who, as a facilitating centre, shall make necessary arrangements.
- o. For further details contact **Mr. Anchu Chacko, Authorized Officer/Chief Manager, Canara Bank, Stressed Asset Management Branch, Mumbai (Mob.No:9387797990) or Mrs. Dolly Ahirwar, Manager (LL No. : 022-26728789) e-mail id : [cb15550@canarabank.com](mailto:cb15550@canarabank.com)** or the service provider M/s C1 India Pvt Ltd, [www.bankeauction.com](http://www.bankeauction.com), Udhayog Vihar, Phase -2, Gulf Petrochem Building, Bldg no. 301, Gurgaon, Haryana pin - 122015 (Contact No. +91-1244302000/20/21/22/23/24 Mr. Bhavik Pandya, Mobile- 8866682937, Email: [maharashtra@c1india.com](mailto:maharashtra@c1india.com), or Email: [support@bankeauctions.com](mailto:support@bankeauctions.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.

**Date: 25.04.2024**  
**Place: Mumbai**



**AUTHORISED OFFICER**  
**CANARA BANK**  
**Stressed Asset Management Branch**  
**Mumbai**

