

d/c

STRESSED ASSET MANAGEMENT BRANCH

Circle Office Building, 8th Floor, 'B' Wing, C-14, G-Block, Bandra-Kurla Complex, Bandra East, Mumbai- 400 051
 Tele:- 022-26728798/8771/8744/8482/8789/8793; email:- cb15550@canarabank.com

Ref: CB/15550/KEDARNATH/SALENOTICE/2024-25/MAY24/2

Date: 31.05.2024

BORROWER	Guarantors / Mortgagor/Directors
M/s Shree Kedarnath Sugar & Agro. Products Ltd. Factory Address at: RS No.: 37/3, 37/2, 50/2PI, 203/1, 207/1, 85/2, 85/4, 37/4, 37/5, 11, 36/1P, 37/2, 25/1A, & 23 Jalgeri, Ganganbudhihal At Post Kerkalmatti, Tal: Badami, Dist: Bagalkot, Karnataka – 587206	V H Aparadh Hotels Pvt Ltd (Guarantor & Mortgagor) Regd Office : Hotel Victor Palace “E” Ward, Rukhmini Nagar, Old Pune Bangalore Road, Kolhapur 416005
M/s Shree Kedarnath Sugar & Agro. Products Ltd. Registered Address: HOTEL VICTOR PALACE Rukmini Nagar Old Pune- Bangalore Road Kolhapur 416005	Mr Ranjeetsingh Aparadh Pratiksha” Nimbalkar Colony, Behind Rajesh Motors, Kolhapur-416003
	Mrs. Rekhadevi V. Aparadh Pratiksha” Nimbalkar Colony, Behind Rajesh Motors, Kolhapur-416003
	Mr. Rajendra Vikramsingh Aparadh Pratiksha” Nimbalkar Colony, Behind Rajesh Motors, Kolhapur-416003
	Mrs. Swati V Bhusavalia (Aparadh), Green Field Resort, Gat No.37, Near Sountali, Rajputwadi, Tal Karveer, Dist Kolhapur-416229
	Mr. Rajesh V Aparadh, Kerkamatti Tal Badami District Bagalkot (Karnataka)
	Mr. Rajendrasingh Banduji Patil “OM Sai” Vidyannagar Colony, Dattanagar, Vishrambagh, Sangli-416415,

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, 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 (e-Syndicate).

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,

कुते केनरा बैंक
For Canara Bank

AUTHORIZED OFFICER

अधिकारी / Authorised Officer

Canara Bank

महाराष्ट्र शाखा, मुंबई

Stressed Asset Management Branch, Mumbai.

Encl: Sale Notice.



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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", basis on **21.06.2024** for recovery of **Rs. 5,84,27,25,142.37** (Rs Five Hundred Eighty Four Crore Twenty Seven Lakhs Twenty Five Thousand One Hundred Forty Two and Thirty Seven Paise only as on 30.04.2024 plus further interest and charges from 01.05.2024 till the date of realization) due to the Canara Bank Stressed Asset Management Branch Mumbai (erstwhile Syndicate Bank Kolhapur Branch), from **M/s Shree Kedarnath Sugar & Agro Products Ltd** having registered office at Hotel Victor Palace "E" ward, Rukimini Nagar, Old Pune- Bangalore Road, Kolhapur, Tal Karveer District Kolhapur-416005.

Description of the Property	Reserve Price	Earnest Money Deposit
All that part and parcel of the land with structure thereon including Machinery and equipments, Furniture and Fixtures of the property in the name of "Hotel Victor Palace "on the Land bearing City Survey. No. 2103/7+8A-4 'E' Ward, Rukmininagar, Old Pune- Bangalore Road Kolhapur, Taluka Karveer, District Kolhapur which is totally admeasuring 1270.7 sq. mtrs. Within the limits of Kolhapur Municipal Corporation, Kolhapur within the registration District of Kolhapur sub registration District Karveer 1 and district Kolhapur.	Rs. 19,26,00,000/- (Rupees Nineteen Crore Twenty Six Lakh only)	Rs. 1,92,60,000/- (Rupees One Crore Ninety Two lakhs Sixty Thousand only)
All the part and parcel of Land with structure thereon including Machinery and equipments, Furniture and Fixtures of the property in the name of "Hotel Victor Palace" on the Land bearing City, Survey No. 2103/7+8/A-5, admeasuring 2234.8 Sq mt 'E' Ward, Rukmininagar Old Pune-Bangalore. Road Kolhapur, Taluka Karveer, District Kolhapur. Within the limits of Kolhapur Municipal Corporation, Kolhapur within the registration District of Kolhapur sub registration District Karveer 1 and district Kolhapur		

The Earnest Money Deposit shall be deposited on or before **20.06.2024** up to **5.00 PM**. Details of EMD and other documents to be submitted to service provider on or before **20.06.2024** up to **5.00 PM**. Date up to which documents can be deposited with Bank is **20.06.2024** up to **5.00 PM**.

Date of inspection of properties is 14.06.2024 with prior appointment with Authorized Officer.

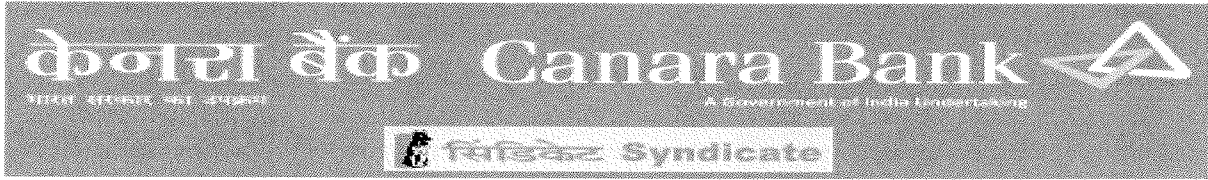
For detailed terms and conditions of the sale, please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Mr. Manoj Kumar Gupta, Authorized Officer/ Chief Manager, Canara Bank, Stressed Asset Management Branch, Mumbai (Ph. No. 02226728771 Mob. No. 9828234344) or Mr. Smit Jaiswal, Manager, (Mob No.: 7223002272) E-mail id : cb15550@canarabank.com during office hours on any working day or the service provider M/s C1 India Pvt. Ltd., Udyog Vihar, Phase - 2, Gulf Petrochem Building, Building No. 301, Gurgaon, Haryana. Pin-122015, Mr. Bhavik Pandya Mob. No. 8866682937 (Contact No. +91 1244302020/ 21/ 22/ 23/ 24), support@bankeauctions.com; maharashtra@c1india.com.

Place: Mumbai
Date: 31.05.2024

कृते केनरा बँक

For Canara Bank

AUTHORIZED OFFICER
प्रमाणित अधिकारी / Authorised Officer
CANARA BANK, SAM BRANCH
एस.ए.एम. शाखा, मुंबई
Stressed Asset Management Branch, Mumbai



STRESSED ASSET MANAGEMENT BRANCH

Circle Office Building, 8th Floor, 'B' Wing, C-14, G-Block, Bandra-Kurla Complex, Bandra East, Mumbai- 400 051

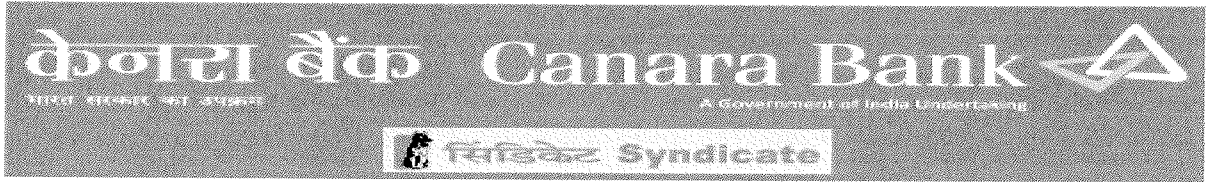
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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 31.05.2024

1.	Name and Address of the Secured Creditor	:	Canara Bank, Stressed Asset Management Branch, Circle Office Building, 8th Floor, 'B' Wing, C-14, G-Block, Bandra-Kurla Complex, Bandra East, Mumbai- 400 051
2.	Name & Address of the Borrower(s), / Guarantor(s)/Mortgagors	:	<p>Borrower: - M/s Shree Kedarnath Sugar & Agro Products Ltd having registered office at Hotel Victor Palace "E" ward, Rukimini Nagar, Old Pune- Bangalore Road, Kolhapur, Tal Karveer District Kolhapur- 416005.</p> <p>Guarantors:</p> <ol style="list-style-type: none"> V H Aparadh Hotels Pvt Ltd (Guarantor & Mortgagor) Regd Office : Hotel Victor Palace" E Ward, Rukhmini Nagar, Old Pune Bangalore Road, Kolhapur 416005 Mr Ranjeetsingh Aparadh "Pratiksha" Nimbalkar Colony, Behind Rajesh Motors, Kolhapur-416003 Mrs. Rekhadevi V. Aparadh Pratiksha" Nimbalkar Colony, Behind Rajesh Motors, Kolhapur-416003 Mr. Rajendra Vikramsingh Aparadh Pratiksha" Nimbalkar Colony, Behind Rajesh Motors, Kolhapur-416003 Mrs. Swati V Bhusavalia (Aparadh), Green Field Resort, Gat No.37, Near Sontali, Rajputwadi, Tal Karveer, Dist Kolhapur-416229. Mr. Rajesh V Aparadh, Kerkamatti Tal Badami District Bagalkot (Karnataka) Mr. Rajendrasingh Banduji Patil "OM Sai" Vidyanagar Colony, Dattanagar, Vishrambagh, Sangli-416415,
3.	Total Liabilities as on 30.04.2024	:	Rs. 5,84,27,25,142.37 (Rs Five Hundred Eighty Four Crore Twenty Seven Lakhs Twenty Five Thousand One Hundred Fourty Two and Thirty Seven Paise only as on 30.04.2024 plus further interest and charges from 01.05.2024 till the date of realization)
4.	<p>a. Mode of Auction</p> <p>b. Details of Auction Service Provider</p> <p>c. Date & Time of Auction</p>	:	<p>E-auction</p> <p>M/s C1 India Pvt.Ltd</p> <p>21.06.2024 (11:00 am to 12:00 Noon) (With unlimited extension of 5 min. duration each till the conclusion of the sale).</p>
5.	Reserve Price	:	Rs. 19,26,00,000/- (Rupees Nineteen Crore Twenty Six Lakh only)
6.	Minimum Bid Increment amount	:	Rs.2,00,000/- (Rupees Two Lakh Only)

7. Other Terms and conditions :

- 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.
- The property can be inspected, with Prior Appointment with Authorized Officer on the dates mentioned in Sale Notice.
- 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, 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



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- before **20.06.2024** up to **5.00 PM**. Details of EMD and other documents to be submitted to service provider on or before **20.06.2024** 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 **20.06.2024** up to **5.00 PM**. to Canara Bank Stressed Asset Management Branch, Mumbai 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.
- 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 8866682937 Email: maharashtra@c1india.com and 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 multiples of Rs 2,00,000/- (Rupees Two 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.
- 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. Manoj Kumar Gupta, Authorized Officer/ Chief Manager, Canara Bank, Stressed Asset Management Branch, Mumbai (Ph. No. 02226728771 Mob. No. 9828234344) or Mr. Smit Jaiswal, Manager, (Mob No.: 7223002272) E-mail id : cb15550@canarabank.com or the service provider M/s C1 India Pvt. Ltd., UdyogVihar, Phase - 2, Gulf Petrochem Building, Building No. 301, Gurgaon, Haryana. Pin-122015, Mr. Bhavik Pandya Mob. No. 8866682937 (Contact No. +91 1244302020/ 21/ 22/ 23/ 24), support@bankeauctions.com; maharashtra@c1india.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.

कुते केनरा बैंक
For Canara Bank

प्राधिकृत अधिकारी / Authorised Officer
AUTHORIZED OFFICER
CANARA BANK / SAM BRANCH
Stressed Asset Management Branch, Mumbai

Place: Mumbai
Date: 31.05.2024

