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(भारत सरकार का उपक्रम/A GOVERNMENT OF INDIA UNDERTAKING)

STRESSED ASSETS MANAGEMENT BRANCH

Circle Office Building, 8th Floor, 'B' Wing,

C-14, G-Block Bandra-Kurla Complex, Bandra East, Mumbai- 400 051

☎ : +91 22 -2269 238782/8744/8771 ,Email: cb15550@canarabank.com

REF: CB15550/SAM/SARFAESI/E-AUCTION/ETHOS/5/2025

DATE: 16.08.2025

To,

(1) M/s Ethos Ventures Ltd 23F, Island Beverly, 1 Great, George Street, Causeway Bay, Hongkong.	(2) M/s Gold Value Homes Pvt Ltd (Mortgagor/Guarantor) (1) E 831, III Floor, Chittaranjan Park, New Delhi – 110019, India. (2) Unit 45, A Wing, 1 st Floor, HDIL Kaledonia, Sahar Road, Andheri (E), Mumbai – 400069, India.	(3) M/s Jubilant Overseas Limited (Guarantor) Unit No 1601-02, 16/F, CAR PO Commercial Building, 18-20, Lyndhurst Terrace, Central, HongKong.
(4) M/s Asian Concierge Transport Pvt Ltd (Guarantor) 405, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053, India.	(5) Mr. Nagarjun Godlamudi Vasudeo Rao (Guarantor) R/o 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 & m 1510, Building No 2A, Raheja Classic CHSI, New Link Road, Andheri West, Mumbai – 400053, India.	

Dear Sir,

SUB :Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of 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, SAM Branch, Mumbai 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 SAM Branch, Mumbai 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 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.

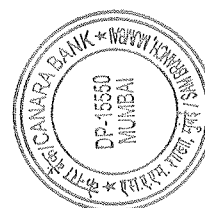
Yours faithfully,



AUTHORIZED OFFICER
CANARA BANK, SAM BRANCH, MUMBAI.



Encl: Sale Notice. Dated 16.08.2025



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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 **Symbolic Possession** of which has been taken by the Authorized Officer of **Canara Bank**, will be sold on "As is where is", and "As is what is" basis on **03.09.2025** 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. 38,41,13,161.72 (Rupees Thirty Eight Crores Forty One Lacs Thirteen Thousand One hundred Sixty One and Paise Seventy Two Only @ exchange rate 1 USD = INR 84.8075) and further interest and other charges from 09.07.2020 onwards, due to the SAM Branch of Canara Bank from M/s. Ethos Ventures (Borrower), Mr. Nagarjun Godalmudi Vasudeo Rao (Guarantor) and M/s Jubilant Overseas Limited (Guarantor) and M/s Gold Value homes Pvt Ltd (Mortgagor & Guarantor).

Sl. No	Description of the Property	Reserve Price	Earnest Money Deposit
1.	Land adm 44350 sq. mt situated at Gat no. 643 and 647, Village Khandpoli, Taluka Sudhagad, Dist - Raigad in the name of M/s Gold Value Homes Pvt Ltd (Property is not Demarcated)	Rs. 4,98,60,000/-	Rs. 49,86,000/-

The Earnest Money Deposit shall be deposited on or before 01.09.2025 upto **5 p.m.** There is no encumbrance to the knowledge of the Bank.

EMD amount of 10% of the Reserve Price is to be deposited by way of Demand Draft in favour of Authorized Officer, Canara Bank SAM Branch Mumbai or deposited in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan on or before 01.09.2025 upto 5.00 pm and other documents to be submitted to service provider on or before 01.09.2025 upto 5.00 pm.

Date of inspection of property: 30.08.2025 with prior appointment with Authorized Officer (Between 10:00 am to 02:00 pm)

"ANY PERSON WHO BRING SUCCESSFUL BIDDER SHALL BE ENTITLED TO 1% OF SALE VALUE OF THE PROPERTY OR CONTRACTUAL LIABILITY WHICHEVER IS LESS WITH MINIMUM OF Rs. 10,000/- UPTO MAXIMUM OF Rs 3,00,000/- (INCLUDING GST)

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. Kishore Mane, Authorised Officer, Canara Bank, SAM Branch, Mumbai (Mb - 8097590940) or Mr. Rupesh Pillewan(Mob. No. 9380160126)E-mail id : cb15550@canarabank.com during office hours on any working day or the service provide M/s PSB Alliance (BAANKNET), Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400 037, Help desk no (8291220220), (support.BAANKNET@psballiance.com) ,Website - <https://baanknet.com/>.

Date : **16.08.2025**

Place : **Mumbai**


AUTHORISED OFFICER
CANARA BANK, SAM BRANCH



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 16.08.2025

1.	Name and Address of the Secured Creditor	:	Canara Bank, SAM Branch, Circle Office Building, 8th Floor, 'B' Wing, C-14, G-Block Bandra-Kurla Complex, Bandra East, Mumbai- 400 051
2.	Name and Address of the Borrower(s) / Guarantor(s)	:	(1) M/s Ethos Ventures Ltd 23F, Island Beverly, 1 Great, George Street, Causeway Bay, Hongkong. (2) M/s Gold Value Homes Pvt Ltd (Mortgagor/Guarantor) (1) E 831, III Floor, Chittaranjan Park, New Delhi – 110019, India. (2) Unit 45, A Wing, 1 st Floor, HDIL Kaledonia, Sahar Road, Andheri (E), Mumbai – 400069, India. (3) M/s Jubilant Overseas Limited (Guarantor) Unit No 1601-02, 16/F, CAR PO Commercial Building, 18-20, Lyndhurst Terrace, Central, HongKong. (4) M/s Asian Concierge Transport Pvt Ltd (Guarantor) 405, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053, India. (5) Mr. Nagarjun Godlamudi Vasudeo Rao R/o 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 & m 1510, Building No 2A, Raheja Classic CHSL, New Link Road, Andheri West, Mumbai – 400053, India.
3.	Total Liabilities as on 16.08.2025	:	Rs. 38,41,13,161.72 plus further Interest and cost from 09.07.2020.
4.	Address where the tender documents to be submitted	:	Canara Bank, SAM Branch, Circle Office Building, 8th Floor, 'B' Wing, C-14, G-Block Bandra-Kurla Complex, Bandra East, Mumbai- 400 051
5.	a. Mode of Auction b. Details of Auction Service Provider c. Date & Time of Auction d. Portal of E-auction	:	Online M/s PSB Alliance (BAANKNET) 03.09.2025 (11.00.am to 12.00 pm) (with unlimited extension of 5 min. duration each till the conclusion of the sale) https://baanknet.com/
6.	Reserve Price	:	As per Sale Notice

7. Other Terms and conditions :

- a. Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://baanknet.com/>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

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- b. The property can be inspected, with Prior Appointment with Authorized Officer.
- 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.
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- d. EMD amount of 10% of the Reserve Price is to be deposited **in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan.** Details of EMD and other documents to be submitted to service provider on or before **01.09.2025** upto 5.00 pm.
- e. The intending bidders should register their names at portal <https://baanknet.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 PSB Alliance (BAANKNET), Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400 037, Help desk no 8291220220, (support.BAANKNET@psballiance.com).
- f. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- g. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.100,000/- (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.
- h. 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.
- i. 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.
- j. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- k. 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.
- l. Authorized 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 Canara Bank, Mumbai Circle Office or SAM Branch who, as a facilitating centre, shall make necessary arrangements.
- n. 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. Kishore Mane, Authorised Officer, Canara Bank, SAM Branch, Mumbai (Mb -8097590940) or Mr. Rupesh Pillewan, Manager (Mob. No. 9380160126) E-mail id : cb15550@canarabank.com during office hours on

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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: Mumbai
Date : 16.08.2025




Authorized Officer
Canara Bank, SAM Branch, Mumbai