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केनरा बैंक  Canara Bank

(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 I/NAOLIN/SALE NOTICE/192/2021

Date: 07.06.2021

To

M/S NAOLIN HK LIMITED (Borrower)

Level - 20 Infinitus Plaza, 199, Des Voeux Road, Central,
Sheung Wan, Hong Kong

M/s MRM INDUSTRIAL PARK PRIVATE LIMITED (Mortgagor & Guarantor)

Office no 321, 3RD Floor, Gemstar Commercial Complex,
Ramachandra lane KachpadaMalad West, Mumbai, Maharashtra. 400 064

MR. RADHEYA KASHINATH KHANOLKAR (Guarantor)

B1303, Vini Tower, Chincholi Bandar Road, Near Infant Jesus School,
Malad West, Mumbai 400 064

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.

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,
Canara bank



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/charged 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 4,724,290.34 (US Dollar Four Million Seven Hundred Twenty Four Thousand Two Hundred Ninety & Thirty Four Cent only) equivalent to Rs.35,72,50,836.00 (Rupees Thirty Five Cores Seventy Two lakhs Fifty Thousand Eight Hundred Thirty Six Only @ exchange rate 1USD = INR 75.62) and further interest & other charges from 09.07.2020 onwards, due to Canara Bank from M/S NAOLIN HK LIMITED (Borrower), MR. RADHEYA KASHINATH KHANOLKAR (Guarantor) and M/s MRM INDUSTRIAL PARK PRIVATE LIMITED (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	Plot No. 4, survey no. 173B, Hissa No. 14(pt), 15(pt), 16 & 17 Village Juchandra (Chandrapada) Vasai, Palghar admeansuirng 11562.99 sq meter standing in the name of M/s. MRM INDUSTRIAL PARK PRIVATE LIMITED (Erstwhile-Viva Industrial Land Development Pvt. Ltd)	23,13,00,000	2,31,30,000																								
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	Bounded: On the East by: National Highway On the West by: Village Bapne On the North by: By Bapne Juhu Chandra Road On the South by: Survey : Other Party Property																										

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.



केनरा बैंक  Canara Bank

(A Government of India Undertaking)
ARM – I BRANCH, MUMBAI

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.

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 Email: cb2360@canarabank.com during office hours on any working day.

Date: 07.06.2021
Place: Mumbai




Authorised Officer

To

1	M/S NAOLIN HK LIMITED Level – 20 Infinitus Plaza, 199, Des Voeux Road, Central, Sheung Wan, Hong Kong
2	M/s MRM INDUSTRIAL PARK PRIVATE LIMITED Office no 321, 3RD Floor, Gemstar Commercial Complex, Ramachandra lane Kachpada Malad West, Mumbai, Maharashtra. 400 064
3	MR. RADHEYA KASHINATH KHANOLKAR B1303, Vini Tower, Chincholi Bandar Road, Near Infant Jesus School, Malad West, Mumbai 400 064

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 NAOLIN HK LIMITED (Borrower)

Level – 20 Infinitus Plaza,
199, Des Voeux Road, Central,
Sheung Wan, Hong Kong

M/s MRM INDUSTRIAL PARK PRIVATE LIMITED (Mortgagor & Guarantor)

Office no 321, 3RD Floor,
Gemstar Commercial Complex,
Ramachandra lane Kachpada
Malad West, Mumbai, Maharashtra. 400 064

MR. RADHEYA KASHINATH KHANOLKAR (Guarantor)

B1303, Vini Tower, Chincholi Bandar Road,
Near Infant Jesus School, Malad West, Mumbai 400 064

3. **Total liabilities as on 08.07.2020 :** US Dollar 4,724,290.34 (US Dollar Four Million Seven Hundred Twenty Four Thousand Two Hundred Ninety & Thirty Four Cent only) equivalent to Rs.35,72,50,836.00 (Rupees Thirty Five Cores Seventy Two lakhs Fifty Thousand Eight Hundred Thirty Six 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

5. Details of property & Reserve Price :

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6. Other terms and conditions:

- a. 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.
- b. The property can be inspected, with Prior Appointment with Authorised Officer on 06.07.2021.
- 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, , 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**.
- 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 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;
- f. 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, Email: cb2360@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. Contact No. Address, E Mail Id.
 - iv) Bidder's A/c details for online refund of EMD.
- 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 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>

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.



M

Authorised Officer

Place: 07.06.2021

Date: Mumbai