



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 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 Asset Recovery Management Kolkata Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **27.03.2024** for recovery of **Rs. 15,11,07,941.42 (Rupees Fifteen Crore Eleven lakhs Seven thousand Nine Hundred Forty One & Paisa Forty Two only) along with further applicable interest and charges from 01.03.2024** due to Canara Bank, ARM Branch, Kolkata from

1. **M/s Ridhi Sidhi Vincom Pvt. Ltd.** 11, Shambhu Chatterjee Street, Suit No. 7, 2nd Floor, Kolkata – 700007.
2. **M/s Ridhi Sidhi Vincom Pvt. Ltd.** 11, Shambhu Chatterjee Street, 2nd Floor, Kolkata – 700007.
3. **Sri Rajesh Kumar Pirogiwal**, S/o Sri Om Prakash Pirogiwal, BG-115, Salt Lake, Kolkata – 700091.
4. **Smt. Sunita Pirogiwal**, W/o Sri Rajesh Kumar Pirogiwal, BG-115, Salt Lake, Kolkata – 700091.
5. **M/s High returns Marketing Ltd.** 11, Sambhu Chatterjee Street, Suit No. 7, 2nd Floor, Kolkata – 700007.

The reserve price will be **Rs 314.54 Lakhs** and the earnest money deposit will be **Rs 31.50 Lakhs**. The Earnest Money Deposit shall be deposited on or before **22.03.2024 at 5:00 pm**.

Details and full description of the immovable property with known encumbrances, if any:

A) All that part and parcel of vacant factory land measuring 21.5 satak at mouza – Dirghanga, JI. No 4. Under RS Dag No 361 (P), 362(P), I.R Khatian No 2625/1, 2332, 3157, 3005 under Badyabati Municipality, PS Serampur, Dist. Hooghly
The property is bounded as: On the north – By RS Dag No 362(P), On the South RS Dag No 360, On the East by RS Dag No 364, On the West RS Dag No 30(P)

B) All that part and parcel of vacant factory land measuring 30.5 satak at mouza – Dirghanga, JI. No 4 under RS Dag No 30 (P) RS Khatian No 947 & 957 under Baidyabati Municipality PS Serampur, Dist Hooghly
The property is bounded as On the North by RS Dag No 30(P), On the South by RS Dag NO 73, On the East by RS Dag No 361. On the West By RS Dag No 31 (P)

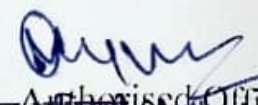
C) All that part and parcel of land and building measuring about 51 satak at mouza Dirghanga, JI. No 4, under RS Dag No 31(P), 38(P), RS Khatian No 1669, 2387, corresponding to I.R Khatian No 2029, 7665 & I.R Dag No 24 under bidyabati Municipaliyu, PS Serampur, Dist Hooghly

The property is bounded by On the north – By KS Dag No 51 (P) & 58(P), On the South by KS Dag No 72, On the East by RS Dag No 30(P), on the west: by PWD Cutting Road
(Property under Symbolic Possession)

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 Authorised Officer, ARM Branch, Kolkata Canara Bank, Ph. No. 9051882364 during office hours on any working day.

Date : 08.03.2024
Place : KOLKATA

कृते केनरा बैंक / For CANARA BANK



प्राधिकृत अधिकारी / Authorised Officer
परिसम्पत्ति प्रबंधन शाखा
Asset Recovery Management Branch
कोलकाता / Kolkata-700 016

SALE NOTICE

E-AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES UNDER RULES 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Notice is hereby given to the effect that the immovable properties described herein, taken possession under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold by holding public e-auction.

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

- 1. Name and Address of the Secured Creditor :** Canara Bank, Asset Recovery Management Branch
- 2. Name and Address of the Borrower(s)/ Guarantor(s) ::**
 - 1. M/s Ridhi Sidhi Vincom Pvt. Ltd.** 11, Shambhu Chatterjee Street, Suit No. 7, 2nd Floor, Kolkata – 700007.
 - a) M/s Ridhi Sidhi Vincom Pvt. Ltd.** 11, Shambhu Chatterjee Street, 2nd Floor, Kolkata – 700007.
 - b) Sri Rajesh Kumar Pirogiwal, S/o Sri Om Prakash Pirogiwal, BG-115, Salt Lake, Kolkata – 700091.**
 - c) Smt. Sunita Pirogiwal, W/o Sri Rajesh Kumar Pirogiwal, BG-115, Salt Lake, Kolkata – 700091.**
 - d) M/s High returns Marketing Ltd.** 11, Sambhu Chatterjee Street, Suit No. 7, 2nd Floor, Kolkata – 700007.
- 3. Total liabilities as on 29.02.2024 : Rs 15,11,07,941.42(Rupees Fifteen Crore Eleven lakhs Seven thousand Nine Hundred Forty One & Paisa Forty Two only) along with further applicable interest and charges from 01.03.2024**
- 4. (a) Mode of Auction:** Online electronic mode
(b) Details of Auction service provider: M/s CANBANK COMPUTER SERVICES LTD, Contact No. are 08553643144 & 09480691777, email- eauction@ccsl.co.in
(c) Date & Time of Auction: 27.03.2024 from 11.30 AM to 1:30 PM
(d) Place of Auction: Online from anywhere
- 5. Details of Property/ies :**
 - A) All that part and parcel of vacant factory land measuring 21.5 satak at mouza – Dirghanga, JL No 4, Under RS Dag No 361 (P), 362(P), LR Khatian No 2625/1, 2332, 3157, 3005 under Badyabati Municipality, PS Serampur, Dist. Hooghly**
The property is bounded as: On the north – By RS Dag No 362(P), On the South RS Dag No 360, On the East by RS Dag No 364, On the West RS Dag No 30(P)
 - B) All that part and parcel of vacant factory land measuring 30.5 satak at mouza – Dirghanga, JL No 4 under RS Dag No 30 (P) RS Khatian No 947 & 957 under Baidyabati Municipality PS Serampur, Dist Hooghly**
The property is bounded as On the North by RS Dag No 30(P), On the South by RS Dag NO 73, On the East by RS Dag No 361, On the West By RS Dag No 31 (P)
 - C) All that part and parcel of land and building measuring about 51 satak at mouza Dirghanga, JL No 4, under RS Dag No 31(P), 38(P), RS Khatian No 1669, 2387, corresponding to LR Khatian No 2029, 7665 & LR Dag No 24 under bidyabati Municipaliyu, PS Serampur, Dist Hooghly**
The property is bounded by On the north – By RS Dag No 31 (P) & 38(P), On the South by RS Dag No 72, On the East by RS Dag No 30(P), on the west: by PWD Cutting Road
(Property under Symbolic Possession)



6. Reserve Price: Rs. 314.54 Lakhs

7. Other terms and conditions :-

- a. The property/ies will be sold in "AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 7(p) below.
- b. Auction/bidding shall be only through "Online Electronic Bidding" through the website www.indianbankseuction.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- c. The property can be inspected, with Prior Appointment with Authorised Officer, from 11.03.2024 to 21.03.2024 between 12:00 PM to 4:00 PM.
- d. 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.
- e. EMD amount of 10% of the Reserve Price i.e Rs. 31.50 Lakhs is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM Branch, Kolkata OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Branch Kolkata, A/c No 209272434, IFSC Code: CNRB0002364 on or before 22.03.2024 at 5:00 PM.
- f. 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, email id- eauction@ccsl.co.in and Contact Nos. are 08553643144 & 09480691777.
- g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 22.03.2024 at 5:00 PM to Canara Bank, ARM Branch, Kolkata 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.
- h. The intending bidders should register their names at portal (<https://www.indianbankseuction.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 M/s CANBANK COMPUTER SERVICES LTD, eauction@ccsl.co.in and Contact Nos. are 08553643144 & 09480691777.
- i. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- j. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs 1,00,000/- (Rupees One Lakh Only). The bidder who submits the highest bid (above

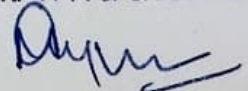
the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor

- k. 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.
- l. For sale proceeds of Rs. 50,00 000.00 (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.
- m. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- n. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- o. 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.
- p. For further details contact, Canara Bank, ARM Branch (Ph.No.-9051882364) e-mail id cb2364@canarabank.com OR the service provider M/s CANBANK COMPUTER SERVICES LTD. eauction@ccsl.co.in and Contact Nos. are 08553643144 & 09480691777 .

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.

कृते केनरा बैंक / For CANARA BANK



प्राधिकृत अधिकारी / Authorised Officer
परिसम्पत्ति वसूली प्रबंध शाखा
Asset Recovery Management Branch
कोलकाता / Kolkata-700 016

Authorised Officer

Canara Bank

Place: Kolkata
Date: 08.03.2024