

Ref: LCO/ARM/SaleNotice/Tulsiani/1077/2024

Date: 22.08.2024

To

1. M/s Tulsiani Constructions and Developers Pvt Ltd (Borrower/Mortgagor)
Reg. Office-Plot No.03 Block-N
Green Park (Main) New Delhi-110016.
(Earlier it was M/s Tulsiani Construction and Developers LTD)

Corporate Office:

M/s Tulsiani Construction & Developers Pvt. Ltd
37, Elgin Road (Opp. Hotel Ajay International Civil Lines)
Allahabad -211001

Branch Office:-

M/s Tulsiani Construction & Developers Pvt. Ltd
TC-34/V-2 Cyber Tower, 1st Floor, Vibhuti Khand
Gomti Nagar,
Lucknow- 226010

2. Mr. Anil Kumar Tulsiani (Chairman & Managing Director/ Guarantor)
R/o 13/1 Punjabi Colony, Alopibagh Allahabad.
3. Mr. Mahesh Kumar Tulsiani (Director/ Guarantor)
R/o 13/1 Punjabi Colony, Alopibagh Allahabad
4. Mrs. Kavita Tulsiani (Director/ Guarantor)
R/o 13/1 Punjabi Colony, Alopibagh Allahabad
5. Mr. Naresh Kumar Tulsiani (Director/ Guarantor)
R/o 13/1 Punjabi Colony, Alopibagh Allahabad
6. Mrs. Deepika Tulsiani (Director/ Guarantor)
R/o 13/1 Punjabi Colony, Alopibagh Allahabad
7. M/s Grace Infraventures Pvt. Ltd. (Corporate Guarantee)
37, Elgin Road, Civil Lines Allahabad

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

As you are aware that the assets described in Schedule of Sale Notice annexed hereto have been taken under possession in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our Canara Bank.

Asset Recovery Management Branch, Circle Office Building, VipinKhand, Gomtinagar,
Lucknow-226010

आस्ति वसूली प्रबंधन शाखा, अंचल कार्यालय भवन, विपिन खण्ड, गोमती नगर लखनऊ-226010
Phone No/दूरभाष: 0522-2307508, 0522-2307898E-Mail/ई-मेल: cb5248@canarabank.com





The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, 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,

AUTHORISED OFFICER,
CANARA BANK



ENCLOSURE – 1.SALE NOTICE

2.DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

Asset Recovery Management Branch, Circle Office Building, VipinKhand, Gomtinagar,
Lucknow-226010

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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) & 9(1) 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 the Canara Bank., will be sold on **“As is where is”, “As is what is”, and “Whatever there is “ without recourse basis”** on **18.09.2024** for recovery of **Rs.17,76,89,536.81 plus Int. (w.e.f. 01.08.2024)** plus other expenses minus amount paid/recovered thereafter, if any, due to the Canara Bank from:

1. M/s Tulsiani Constructions and Developers Pvt Ltd (Borrower/Mortgagor)
2. Mr. Anil Kumar Tulsiani (Chairman & Managing Director)
3. Mr. Mahesh Kumar Tulsiani (Director)
4. Mrs. Kavita Tulsiani (Director)
5. Mr. Naresh Kumar Tulsiani (Director)
6. Mrs. Deepika Tulsiani (Director)
7. M/s Grace Infraventures Pvt. Ltd. (Corporate Guarantee)

Reserve Price and Earnest Money Deposit:

Sn	Property Address	Reserve Price	EMD
1.	<p>UREM of Land and Building- Group Housing Plot area 16031.294 Sqmt situated at Block no.B (Luxuria Towers 4,5 & 6) in Sector-I, Pocket -D, Sushant Golf City, Sultanpur Road Lucknow. Consists of 150 Flats and 9 Pent Houses.</p> <p>Excepts the following flats and pent house:</p> <p>Pent House “Attico Oakmount” PH-520, Unit No. 510 B., Unit No. 4C-410, Unit No. 4A-504, Unit No. 3C-612, Unit No. 3C-514, Flat No. 3A-401, Tower 4th Flat No. 3A-417, Luxeria 4th Tower, Flat No. 3B-517, Luxeia 5th Tower, Flat No. 3B-508, Flat No. 3B-402, Flat No. 510A, Unit No. 3C-513, Unit NO. 3A-616, Flat No. 3B-600, Flat No. 3B-601, Flat No. 3B-611, Flat No. 3B-619, Flat No. 3B-608, Flat No. 3B-618, Flat No. 3C-618, Flat No. 3C-619, Flat No. 3A-618, Flat No. 3A-619, Flat no.3A-401.</p>	Rs.81,91,45,000.00/-	Rs.8,19,14,500/-

The Earnest Money Deposit shall be deposited on or before **17.09.2024 up to 5:00 PM.**

Asset Recovery Management Branch, Circle Office Building, VipinKhand, Gomtinagar, Lucknow-226010

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Phone No/दूरभाष: 0522-2307508, 0522-2307898 E-Mail/ई-मेल: cb5248@canarabank.com



Details of Properties:

S.No	Property Address	Boundaries	
1	<p>UREM of Land and Building- Group Housing Plot area 16031.294 Sqmt situated at Block no.B (Luxuria Towers 4,5 & 6) in Sector-I, Pocket -D, Sushant Golf City, Sultanpur Road Lucknow. Consists of 150 Flats and 9 Pent Houses.</p> <p>Excepts the following flats and pent house:</p> <p>Pent House "Attico Oakmount" PH-520, Unit No. 510 B., Unit No. 4C-410, Unit No. 4A-504, Unit No. 3C-612, Unit No. 3C-514, Flat No. 3A-401, Tower 4th, Flat No. 3A-417, Luxeria 4th Tower, Flat No. 3B-517, Luxeria 5th Tower, Flat No. 3B-508, Flat No. 3B-402, Flat No. 510A, Unit No. 3C-513, Unit NO. 3A-616, Flat No. 3B-600, Flat No. 3B-601, Flat No. 3B-611, Flat No. 3B-619, Flat No. 3B-608, Flat No. 3B-618, Flat No. 3C-618, Flat No. 3C-619, Flat No. 3A-618, Flat No. 3A-619, Flat no.3A-401.</p>	East	12 Mtr wide Road
		West	45 Mtr wide Road
		North	12 Mtr wide Road
		South	30 Mtr wide Road

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, ARM Branch Canara Bank, Ph. No. 0522-2307898 during office hours on any working day.

Place: Lucknow
Date: 22.08.2024

AUTHORISED OFFICER
CANARA BANK



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 22.08.2024

1.Name and Address of Secured Creditor : Canara Bank,
Asset Recovery Management Branch,
Circle Office Building, Vipin Khand,
Gomti Nagar, Lucknow-226010

2.Name and Address of the Borrowers:

1. M/s Tulsiani Constructions and Developers Pvt Ltd (Borrower/Mortgagor)
Reg. Office:- Plot No.03 Block-N
Green Park (Main) New Delhi-110016.
(Earlier it was M/s Tulsiani Construction and Developers LTD)

Corporate Office:-

M/s Tulsiani Construction & Developers Pvt. Ltd
37, Elgin Road (Opp. Hotel Ajay International Civil Lines)
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R/o 13/1 Punjabi Colony, Alopibagh Allahabad.
3. Mr. Mahesh Kumar Tulsiani (Director/Guarantor)
R/o 13/1 Punjabi Colony, Alopibagh Allahabad
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R/o 13/1 Punjabi Colony, Alopibagh Allahabad
6. Mrs. Deepika Tulsiani (Director/Guarantor)
R/o 13/1 Punjabi Colony, Alopibagh Allahabad
7. M/s Grace Infraventures Pvt. Ltd. (Corporate Guarantee)
37, Elgin Road, Civil Lines Allahabad

3.Total Liabilities : Rs.17,76,89,536.81 plus Int. (w.e.f. 01.08.2024) plus other expenses
minus amount paid/recovered thereafter, if any

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4.Mode of auction : E-Auction

Details of Auction service provider	M/s Antares Systems Ltd Ramu G.K. & Kushal Bose Contact nos. 9945266022 & 9674758719 Email id: ramu.gk@antaressystems.com & kushal.b@antaressystems.com
Date & Time of Auction	18.09.2024 between 10.00 AM to 2.00 PM (With unlimited extensions of 5 minutes duration each)
Place of Auction	www.bankeauctionwizard.com

5.Reserve Price:

Sn	Property Address	Reserve Price	EMD
1.	<p>UREM of Land and Building- Group Housing Plot area 16031.294 Sqmt situated at Block no.B (Luxuria Towers 4,5 & 6) in Sector-I, Pocket -D, Sushant Golf City, Sultanpur Road Lucknow. Consists of 150 Flats and 9 Pent Houses.</p> <p>Excepts the following flats and pent house:</p> <p>Pent House "Attico Oakmount" PH-520, Unit No. 510 B., Unit No. 4C-410, Unit No. 4A-504, Unit No. 3C-612, Unit No. 3C-514, Flat No. 3A-401, Tower 4th Flat No. 3A-417, Luxeria 4th Tower, Flat No. 3B-517, Luxeia 5th Tower, Flat No. 3B-508, Flat No. 3B-402, Flat No. 510A, Unit No. 3C-513, Unit NO. 3A-616, Flat No. 3B-600, Flat No. 3B-601, Flat No. 3B-611, Flat No. 3B-619, Flat No. 3B-608, Flat No. 3B-618, Flat No. 3C-618, Flat No. 3C-619, Flat No. 3A-618, Flat No. 3A-619, Flat no.3A-401.</p>	Rs.81,91,45,000.00/-	Rs.8,19,14,500/-

6. Other terms and Conditions:

- Auction/bidding shall be only through "online Electronic Bidding" through the website www.bankeauctionwizard.com Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceeding.
- The property can be inspected, with Prior Appointment with Authorised Officer, ARM Branch on any working day during office hours.
- 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, ARM Branch Lucknow OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of "SL-OL-RTGS-NEFT PMT ENS 0" account no. **209272434 IFSC Code: CNRB0005248** on or before **17.09.2024 upto 5:00 PM.**

Asset Recovery Management Branch, Circle Office Building, VipinKhand, Gomtinagar, Lucknow-226010

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 Phone No/दूरभाष: 0522-2307508, 0522-2307898 E-Mail/ई-मेल: cb5248@canarabank.com



- 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 Antares Systems Ltd, Ramu G.K. & Kushal Bose, Contact No. 9945266022 & 9674758719, Email IDs: ramu.gk@antaressystems.com & kushal.b@antaressystems.com.
- f. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **17.09.2024 upto 5:00 PM**, to Canara Bank ARM Branch Lucknow, by hand or by email (cb5248@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, 2 Contact Nos, Address, E- Mail Id.
 - iv. Bidder's A/c details along with cancelled cheque for online refund of EMD.
- 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.5,00,000/-** 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 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, 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.
- j. For sale proceeds of Rs. 50 (Rupees Fifty lacs) and above, the successful bidder will have to deduct TDS @ 1% or applicable as on date on the Sale proceeds and submit the original receipt of TDS certificate to the Bank. GST if applicable should be paid as per GST Act.
- k. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- l. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

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- m. 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.
- n. For further details contact Canara Bank, ARM Branch (Ph. No 0522-2307898/8173007833/7905869981/9451914461/6387225284) e-mail id cb5248@canarabank.com. OR the service provider M/s Antares Systems Ltd, Ramu G.K. & Kushal Bose, Contact No. 9945266022 & 9674758719, Email IDs: ramu.gk@antaressystems.com & kushal.b@antaressystems.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.

Place: Lucknow
Date: 22.08.2024

AUTHORISED OFFICER
CANARA BANK

