

Ref: 15550/SAMB/SARFAESI/AUCTION/2021

Date: 18.11.2021

<p><b>M/s. Sudal Industries limited</b> ✓ Corporate office - 26, Nariman Bhavan, 227, Nariman Point, Mumbai - 400 021</p> <p>Factory at Plot No. A 5, MIDC, Ambad Industrial Area, Mumbai - Nasik Highway, Nasik, Maharashtra - 422 010</p>	<p><b>Guarantors:</b></p> <p>1. <b>Mr. Shyantanu S. Chokhani,</b> (Non executive Director/ Guarantor) 23, Maheshwari Mansion 34, Nepeansea Road, Mumbai - 400 036.</p> <p>2. <b>Mr. Sudarshan S. Chokhani,</b> (Managing Director &amp; Guarantor) 23, Maheshwari Mansion 34, Nepeansea Road, Mumbai - 400 036.</p>
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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, I/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 (eSyndicate).

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 (e Syndicate),  
Stressed Asset Management Branch, Mumbai.

PK

Encl: Sale Notice.



2/17

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THE UNIVERSITY OF CHICAGO  
DEPARTMENT OF CHEMISTRY  
5780 SOUTH CAMPUS DRIVE  
CHICAGO, ILLINOIS 60637

RECEIVED  
FEB 17 1964

TO: [Illegible]

FROM: [Illegible]

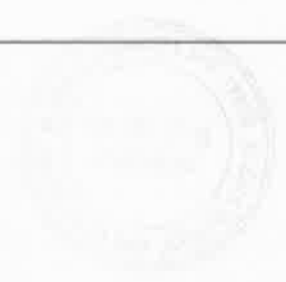
SUBJECT: [Illegible]

[Illegible text]

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[Illegible text]

[Illegible text]



**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 (eSyndicate)**, will be sold on "As is where is", "As is what is", "Whatever There is" and "without recourse" basis on **15.12.2021** for recovery of **Rs.61,99,83,920.34 (Rupees Sixty One Croer Ninety Nine Lakh Eighty Three Thousand Nine Hundred Twenty and Paise Thirty Four Only** as per demand notice dated 21.02.2019) plus further interest and charges from 01.11.2021 till the date of realization) due to the Stressed Asset Management Branch, Mumbai of Canara Bank (e Syndicate) from **M/s Sudal Industries Limited** having corporate office at 26 A, Nariman Bhavan, 227, Nariman Point, Mumbai-400 021 and factory at Plot No. A 5, MIDC, Ambad Industrial Area, Mumbai – Nasik Highway, Nasik, Maharashtra – 422 010.

Description of the Property	Reserve Price	Earnest Money Deposit
1. All the piece and parcel of immovable property being land and factory building situated at Plot No. A- 5, situated at Mumbai Nasik High way , Ambad Industrial Estate, next to Ujjwal Hyundai Nasik, Opposite Nasik Fly over Bridge, MIDC, Ambad, Nasik -- 422010.	<b>Rs.23,70,00,000/- (Rupees Twenty Three crore seventy lakh Only)</b>	<b>Rs. 2,37,00,000/- (Rupees Two Crore Thirty Seven Lakh Only)</b>
2. All the part and parcel of plant and machinery installed at factory building situated at plot No. A – 5, situated at Mumbai Nasik Highway, Ambad Industrial Estate, next to Ujjwal Hyundai Nasik, Opposite Nasik Fly over Bridge, MIDC, Ambad, Nasik – 422010.  (complete details are available at the site )  SIDBI is having second charge over the machinery	<b>Rs. 6,83,00,000/- (Rupees Six Crore Eighty Three Lakh Only)</b>	<b>Rs. 68,30,000/- (Rupees Sixty Eight lakh Thirty Thousand Only)</b>

The Earnest Money Deposit shall be deposited on or before **10.12.2021** up to **5.00 p.m.**

Details of EMD and other documents to be submitted to service provider on or before **10.12.2021** up to **5.00 pm.**



Date of inspection of properties with prior appointment with Authorized Officer as below:

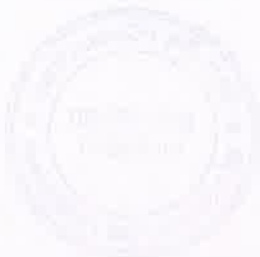
<b>DATE AND TIME OF INSPECTION</b>	09.12.2021 between 11.00 AM TO 2.00 PM (with prior appointment)
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Date up to which documents can be deposited with Bank is **10.12.2021** up to **5:00 p.m.**

For detailed terms and conditions of the sale, please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact For further details contact **Ms. Bharati Bhawe, Chief Manager, Canara Bank (eSyndicate), Stressed Asset Management Branch, Mumbai (Mob. No 9004855331) or Mr. Piyush kumar, Sr. Manager (Law) (Mob No: 7607955810) e-mail id :cb15550@canarabank.com** or the service provider M/s CI India Pvt Ltd, <https://www.bankeauctions.com> Udhyog Vihar, Phase - 2, Gulf Petrochem Building, Bldg no. 301, Gurgaon, Haryana pin - 122015 (Contact No. +91-1244302000, 20, 21, 22, 23, 24 Mr. Harish Gowda Mobile- 9594597555 [Hareesh.gowda@clindia.com](mailto:Hareesh.gowda@clindia.com), Mr. Jay Singh Mobile 7738866326 Email: [jay.singh@clindia.com](mailto:jay.singh@clindia.com) or Email: [support@bankeauctions.com](mailto:support@bankeauctions.com)).

**Date: 18.11.2021**  
**Place: Mumbai**

*Bhawe*  
**AUTHORISED OFFICER**  
**CANARA BANK (e Syndicate),**  
**Stressed Asset Management Branch**  
**Mumbai** *PK*



**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 18.11.2021**

1.	<b>Name and Address of the Secured Creditor</b>	: <b>Canara Bank (e-Syndicate)</b> Stressed Asset Management Branch, 2nd floor, Maker Tower, F wing, Cuffe Parade, Mumbai -400005 <a href="mailto:samb.mumbai@syndicatebank.co.in">samb.mumbai@syndicatebank.co.in</a>
2.	<b>Name &amp; Address of the Borrower(s), / Guarantor(s)/Mortgagors</b>	: 1) <b>Borrower: - M/s. Sudal Industries limited</b> 26, Nariman Bhavan, 227, Nariman Point, Mumbai – 400 021  Factory at Plot No. A 5, MIDC, Ambad Industrial Area, Mumbai – Nasik Highway, Nasik, Maharashtra – 422 010.  2) <b>Guarantors:</b> <b>a. Mr. Shyantanu S. Chokhani,</b> (Non executive Director/ Guarantor) 23, Maheshwari Mansion 34, Nepeansea Road, Mumbai - 400 036.  <b>b. Mr. Sudarshan S. Chokhani,</b> (Managing Director & Guarantor) 23, Maheshwari Mansion 34, Nepeansea Road, Mumbai - 400 036.
3.	<b>Total Liabilities</b>	: <b>Rs.61,99,83,920.34 (Rupees Sixty One Croer Ninety Nine Lakh Eighty Three Thousand Nine Hundred Twenty and Paisa Thirty Four Only</b> as per demand notice dated 21.02.2019)) plus interest and charges from 01.11.2021)
4.	<b>a. Mode of Auction</b> <b>b. Details of Auction Service Provider</b> <b>c. Date &amp; Time of Auction</b>	: E-auction M/s C1 India Pvt.Ltd <b>15.12.2021 (11:00 am to 1:00 pm)</b> (With unlimited extension of 5 min. duration each till the conclusion of the sale).
5.	<b>Reserve Price</b>	: <b>For Sr. No. 1, i.e. Land and Building Rs.23,70,00,000/-</b> <b>For Sr. No. 2, i.e. Plant &amp; Machinery Rs. 6,83,00,000/-</b>
6.	<b>Minimum Bid Increment amount</b>	<b>Rs. 1,00,000/- (Rupees One Lakh Only)</b>

**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: 5550317000016, IFSC Code: CNRB0015550** on or before **10.12.2021** upto 5 p.m. Details of EMD and other documents to be submitted to service provider on or before 10.12.2021 **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 **12.12.2021 up to 5 p.m.** to Canara Bank (e Syndicate), Stressed Asset Management Branch, Mumbai 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.
- 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. Harsih Gowda 9594597555 Email: [hareesh.gowda@c1india.com](mailto:hareesh.gowda@c1india.com), Jay Singh 7738866326 Email [jay.singh@c1india.com](mailto:jay.singh@c1india.com) and [support@bankeauctions.com](mailto: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 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.
- 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.

For further details contact **Ms. Bharati Bhawe, Chief Manager, Canara Bank (eSyndicate), Stressed Asset Management Branch, Mumbai (Mob. No 9004855331) or Mr. Piyush kumar, Sr. Manager (Law) (Mob No: 7607955810) e-mail id : [cb15550@canarabank.com](mailto:cb15550@canarabank.com)** or the service provider M/s C1 India Pvt Ltd, <https://www.bankeauctions.com> Udhayog Vihar, Phase - 2, Gulf Petrochem Building, Bldg no. 301, Gurgaon, Haryana pin - 122015 (Contact No. +91-1244302000, 20, 21, 22, 23, 24 Mr. Harish Gowda Mobile- 9594597555 [Hareesh.gowda@c1india.com](mailto:Hareesh.gowda@c1india.com), Mr. Jay Singh Mobile 7738866326 Email: [jay.singh@c1india.com](mailto:jay.singh@c1india.com) or Email: [support@bankeauctions.com](mailto:support@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.

**Place: Mumbai**  
**Date: 18.11.2021**

  
**Authorized Officer**  
**Canara Bank (e Syndicate)**  
**Stressed Asset Management Branch, Mumbai**



भारतीय डाक



RM588794757IN IVR:8277588794757  
RL VVTC SO <400005>  
Counter No:3,20/11/2021,11:34  
To:SUDAL,INDUSTRIES  
PIN:422010, Ambad A.S. S.O  
From:CANARA BANK,M  
Wt:26gms  
Amt:30.00(Cash)  
<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>

भारतीय डाक



RM588794743IN IVR:8277588794743  
RL VVTC SO <400005>  
Counter No:3,20/11/2021,11:27  
To:SHYANTANU CHOKHANI,MUMBAI  
PIN:400026, Cumballa Hill S.O  
From:CANARA BANK,MAKER TOWER  
Wt:30gms  
Amt:30.00(Cash)  
<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>

भारतीय डाक



RM588794726IN IVR:8277588794726  
RL VVTC SO <400005>  
Counter No:3,20/11/2021,11:39  
To:SUDARSHAN S ,CHOKHANI  
PIN:400026, Cumballa Hill S.O  
From:CANARA BANK,M  
Wt:26gms  
Amt:30.00(Cash)  
<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>

<Dial 18002666868> <Wear Masks, Stay Safe>

