

Ref: ARM CR:SURYANSH:SALE:DEC:2023

Date: 26.12.2023

To,

M/S SURYANSH HEALTH CARE PVT LTD. Regd. Office: D-45, Panchsheel Enclave, NEW DELHI – 110 017	Sh. Vinod Kumar Sharma (Director) 592, MTNL Exchange, JOMC Boys Primary School, Bijwasan Village, Delhi – 110061
Smt. Anjali Bhardwaj (Director) A – 1/66, First Floor, Block A-1, Panchsheel Enclave, New Delhi - 110017	Sh. Sanjeev Kumar Sharma (Director) 592, MTNL Exchange, JOMC Boys Primary School, Bijwasan Village, Delhi – 110061
M/s. V.S. Realtech Pvt. Ltd. (Corporate Guarantee) Regd. Office: D-45, Panchsheel Enclave, NEW DELHI – 110 017	M/s. S.V. Buildcon Pvt. Ltd. (Corporate Guarantee) Regd. Office: D-45, Panchsheel Enclave, NEW DELHI – 110 017

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 Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002

As you are aware, the Authorised Officer of Canara Bank Hauz Khas Branch, Delhi 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 Canara Bank. Subsequently the account was transferred to Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi for further follow up of the recovery of the dues.

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

In terms of the provisions of the subject Act and Rules made there under, I am herewith sending 30 days Sale Notice (e-auction notice) containing terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 30 days from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,
[Signature]

Authorised Officer,
Asset Recovery Management Br.
Arya Samaj Rd., Karol Bagh, N. Delhi-5
Canara Bank

ENCLOSURE – 1.SALE NOTICE

2.DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Property/ies under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 & 9 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 creditors, the physical 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 31.01.2024 from 11:30 a.m. to 12.30 p.m., for recovery of Rs 39,38,82,978,.65 (Rupees Thirty Nine Crore Thirty Eight Lakhs Eighty Two Thousand Nine Hundred Seventy Eight and Paisa Sixty Five Only) as on 30.11.2023 plus applicable interest from 01.12.2023 due to Canara Bank from M/s. Sunrise Trading Company and its Guarantors.

The reserve price will be Rs. 3,79,00,000.00 (Rs. Three Crores and Seventy Nine Lakhs Only) and the Earnest Money Deposit (EMD) will be Rs.37,90,000.00 (Rupees Thirty Seven Lakhs Ninety Thousand Only). The Earnest Money (EMD) shall be deposited on or before 29.01.2024 upto 5.00 pm at Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi.

Details and full description of the immovable property:

S.No	Property Address
1.	Immovable Vacant Plot bearing khasra No. 150, situated in Village Bhensia, NH-24, Moradabad, U.P. Area is 5422.50 sq mtr i.e 6485.31 SqYds) Owned by SV Buildcon Pvt. Ltd. Under Symbolic Possession

There are no known encumbrances on the above property as per the knowledge of the bank.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in www.indianbankseauction.com of M/S CANBANK COMPUTER SERVICES LTD. Mr Pratap Kanjilal & D.D Pakhare. MOB: 9832952602/9911293517/8898418010/080- 23469665/9480691777 email: <mailto:ccsleauktion@gmail.com>. or Canara Bank's website www.canarabank.com or may contact SHRI RAJESH GULATY, Chief Manager, and/or RAJENDRA KUMAR JENA, Chief Manager, and/or SHRI Amit Rathi, Manager, Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi Land Line No. 011-28751723, 28754731 Mobile 9653220988 (CM)/ 9165277257 (CM) /9582159198 (M) during office hours on any working day

Date: 26.12.2023
Place: New Delhi

कृत केनरा बैंक For CANARA BANK
Authorised Officer
Asset Recovery Management Branch
Arya Samaj Rd., Karol Bagh, N. Delhi-6
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 26.12.2023

1. Name and Address of Secured Creditor to : Canara Bank Asset Recovery Management Branch,
Arya Samaj Road, Karol Bagh,
New Delhi-110005

2. Name and Address of the Borrower & Guarantors :

M/s Suryansh Health care Pvt Ltd. Regd. Office: D-45, Panchsheel Enclave, NEW DELHI – 110 017	Sh. Vinod Kumar Sharma (Director) 592, MTNL Exchange, JOMC Boys Primary School, Bijwasan Village, Delhi – 110061
Smt. Anjali Bhardwaj (Director) A – 1/66, First Floor, Block A-1, Panchsheel Enclave, New Delhi - 110017	Sh. Sanjeev Kumar Sharma (Director) 592, MTNL Exchange, JOMC Boys Primary School, Bijwasan Village, Delhi – 110061
M/s. V.S. Realtech Pvt. Ltd. (Corporate Guarantee) Regd. Office: D-45, Panchsheel Enclave, New Delhi – 110 017	M/s. S.V. Buildcon Pvt. Ltd. (Corporate Guarantee) Regd. Office: D-45, Panchsheel Enclave, New Delhi – 110 017

3. Total Liabilities: Rs 39,38,82,978.65 (Rupees Thirty Nine Crore Thirty Eight Lakhs Eighty Two Thousand Nine Hundred Seventy Eight and Paise Sixty Five Only) which includes interest calculated upto 30.11.2023 in the account of M/s Suryansh Health care Pvt Ltd. plus applicable interest from 01.12.2023 along with expenses, other charges etc. dues to Canara Bank

4. a) Mode of Auction : E-auction

b) Details of Auction service provider: M/S CANBANK COMPUTERS SERVICES LTD,

Mr. Pratap Kanjilal & D.D Pakhare
having Mobile no- 9832952602/9911 293517/8898418010
/080-23469655/9480691777,
email: eauction@ccsl.co.in ,
Helpdesk Number for e-auction – 080-23469661/62/64/65

c) Date & Time of Auction : 31.01.2024 between 11:30AM to 12:30PM
(With unlimited extensions of 5 minutes duration each)

d) Place of Auction : E-auction(Online)

5. Reserve Price:

S.No	Property Address	Reserve Price (Rs)	EMD (Rs)
1	Immovable Vacant Plot bearing khasra No. 150, situated in Village Bhensia, NH-24, Moradabad, U.P. Area is 5422.50 sq mtr i.e 6485.31 SqYds) Owned by SV Buildcon Pvt. Ltd. Under Symbolic Possession	Rs.3,79,00,000.00 (Rupees Three Crores Seventy Nine Thousand Only)	Rs.37,90,000.00 (Rupees Thirty Seven Lakhs and Ninety Thousand Only)

ASSET RECOVERY MANAGEMENT (ARM) BRANCH, ARYA SAMAJ ROAD, KAROL BAGH, NEW DELHI-110005.

PH-011-28751723, 28754731

Email :cb2365@canarabank.com

Internal

6. Other terms and Conditions:

- a. Auction/bidding shall be only through "online Electronic Bidding" through the website www.bankeauctions.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceeding.
- b. The property can be inspected, with Prior Appointment with Authorised Officer, ARM Branch Karol Bagh, New Delhi on any working day during office hours.
- 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, Asset Recovery Management Branch, AryaSamaj Road, Karol Bagh, New Delhi, OR** shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **SL OL RTGS NEFT PMT ENS ZERO, A/c No 209272434 IFSC Code: CNRB0002365** on or before 29.01.2024 up to 05.00 p.m
- e. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 29.01.2024 upto 5:00 PM, to Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi, by hand or by email (cb2365@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.
- 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. Mr Pratap Kanjilal & D D Pakhare. MOB: 9832952602 / 9911293517/8898418010/080-23469665/9480691777, email: <mailto:ccsleauction@gmail.com>. Website address: www.indianbankseauction.com immediately on the same date of payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature).
- g. The intending bidders should register their names at portal www.indianbankseauction.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 CANBANK COMPUTER SERVICES LTD. Mr Pratap Kanjilal & D D Pakhare. MOB: 9832952602 / 9911293517/ 8898418010/08023469665/9480691777, email: <mailto:ccsleauction@gmail.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 multiplies of Rs.1,00,000.00 (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.
- 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. 50.00 Lakh (Rupees Fifty Lakh) and above, the successful bidder will have to deduct TDS at the applicable rate 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 Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi who, as a facilitating centre, shall make necessary arrangements.
- o. For further details contact SHRI RAJESH GULATY, Chief Manager, and/or RAJENDRA KUMAR JENA, Chief Manager, and/or SHRI Amit Rathi, Manager, Canara Bank, Asset Recovery Management Branch, Arya Samaj Road, Karol Bagh, New Delhi Land Line No. 011-28751723, 28754731 Mobile 9653220988 (CM)/ 9165277257 (CM) /9582159198 (M) OR the service provider M/S CANBANK COMPUTER SERVICES LTD. Mr Pratap Kanjilal & D.D Pakhare. MOB: 9832952602/9911293517/8898418010/080- 23469665/ 9480691777 email: mailto:ccsleauktion@gmail.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: New Delhi
Date: 26.12.2023

For CANARA BANK
Authorised Officer
Arya Samaj Rd., Karol Bagh, New Delhi-5
CANARA BANK