



(भारत सरकार का उपक्रम/A GOVERNMENT OF INDIA UNDERTAKING)

आस्ति वसूली प्रबंधन शाखा-1 मुंबई / ARM BRANCH – I MUMBAI

37, KHSAMALAYA, OPP PATKAR HALL, NEW MARINE LINES, THACKERSAY MARG, MUMBAI – 400 020

Email : [cb2360@canarabank.com](mailto:cb2360@canarabank.com) TEL. - 022-22065425/30 WEB :: [www.canarabank.com](http://www.canarabank.com)

REF : CB/2360/SARFAESI/E-AUCTION/MK2 TECHNOLOGIES/2024

DATE: 15.07.2024

TO,

M/s MK2 TECHNOLOGIES LIMITED (Borrower) Level 9, Central Building , 1-3, Pedder Street Central, Hong Kong	Mr. Nishith Dinesh Shah ( Guarantor) Flat No 201, Al Awar Building No 29, Al Hamriya, Bur Dubai, U A E  04,1st Floor, Kailash Niwas Vartak Road, Virar West Thane 401303.	M/s Kairav Management Consultancy P. Ltd., India 1107, Sri Krishna, New Link Road, Andheri West Mumbai 400053.
M/s Signature City Reality Pvt Ltd (Mortgagor and Guarantor ) T 6/6, Floor, 3 World Trade Centre, Sadhu T L Vaswari Marg, Cuffe Parade Mumbai 400005.	Mr. Rahul Rajkumar Pathak (Guarantor) Dhiraj Solitaire Chincholi Bunder Road, Malad West Mumbai 400053.  Flat No 5210, Burj Khalifa Residence, Down Town Dubai U A E .	

Dear Sir/Madam


**SUB: NOTICE UNDER SECTION 13(4) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF 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 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 ARM-I Branch, Mumbai 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 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,  
FOR CANARA BANK

  
प्राधिकृत अधिकारी एवं मुख्य प्रबंधक  
AUTHORIZED OFFICER  
CANARA BANK, ARM-I BRANCH, MUMBAI.  
ASSET RECOVERY MGMT. BR. MUMBAI-100

Encl: Sale Notice dated 15.07.2024



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### 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 possession of which has been taken by the Authorized Officer of **Canara Bank**, will be sold on "As is where is", "As is what is" basis on **07.08.2024** for recovery of US Dollar 2.396,298.00 (US Dollar Two Million Three Hundred Ninety Six Thousand Two Hundred Ninety Eight Only) equivalent to Rs. 18,12,08,055.00/- (Rupees Eighteen Crores Twelve Lakhs Eight Thousand Fifty Five Only @ exchange rate of 1US\$ = 75.62 INR) and further interest and other charges from 13.07.2020 onwards due to the ARM-I Branch of Canara Bank from M/s MK2 Technologies Limited (Borrower), Mr. Nishith Dinesh Shah (Guarantor) M/s Kairav Management Consultancy P. Ltd., India, M/s Signature City Reality Pvt Ltd (Mortgagor and Guarantor) Mr Rahul Rajkumar Pathak (Guarantor)

(Amt in Rs.)

Sr. No.	Description of property	Reserve Price	EMD
1	Land bearing Gut No. 2, Hissa No. 9, admeasuring 18000 sq meter, village Mauje Dharni, Taluka Khalapur, District Raigad – 410202.  Owned M/s Signature City Reality Pvt Ltd <b>Bounded by:</b> On the East by: Gut No 2/6 On the West by: Gut No 2/10 & 2/12. On the North by: Gut No 3 & 4 On the South by: Gut 1 & Gaothan	3,20,00,000/-	3,20,000/-

**The Earnest Money Deposit shall be deposited on or before 06.08.2024 upto 5 p.m.** There is no encumbrance to the knowledge of the Bank.

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-1 Branch, Mumbai or shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM-1 Branch, Mumbai **A/c No. 209272434, IFSC Code CNRB0002360 on or before 06.08.2024 upto 5.00 pm** and other documents to be submitted to service provider on or before 06.08.2024 upto 5.00 pm. Date up to which documents can be deposited with Bank is 06.08.2024.

The property can be inspected with prior appointment with Authorised Officer.

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 Dr. Seema Somkuwar, Authorised Officer, Canara Bank, ARM I Branch, Mumbai (Ph.No.: 022 -22065425/30/ Mb -8655963489) or Mrs.Rinkita Sodani Officer (Mob. No. 9413641701) E-mail id : [cb2360@canarabank.com](mailto:cb2360@canarabank.com) during office hours on any working day or the service provide M/s PSB Alliance (Ebkray), Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400 037, Contact Person Mr.Dharmesh Asher Mob.9892219848, ([avp.projectmanager2@psballiance.com](mailto:avp.projectmanager2@psballiance.com)), Help desk no 8291220220, ([support.ebkray@psballiance.com](mailto:support.ebkray@psballiance.com)), Website -<https://ebkray.in/>.

Date : 15.07.2024

Place: Mumbai

कृते केनरा बैंक / FOR CANARA BANK  
*Seema*  
AUTHORISED OFFICER  
CANARA BANK-ARM-I BRANCH  
ASSET RECOVERY MGMT BR MUMBAI-400 020

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 15.07.2024**

1.	Name and Address of the Secured Creditor	:	Canara Bank, ARM-I Branch, Kshamalaya (Ground Floor) Opp Patkar Hall, 37, New Marine Lines, Thackersey Marg, Mumbai – 400 020.
2.	Name and Address of the Borrower(s) / Guarantor(s)	:	<p>1. M/s MK2 TECHNOLOGIES LIMITED (<b>Borrower</b>) Level 9 Central Building , 1-3, Pedder Street Central, Hong Kong</p> <p>2. Mr. Mr Nishith Dinesh Shah ( Guarantor) Flat No 201, Al Awar Building No 29, Al Hamriya, Bur Dubai, U A E.</p> <p>3. M/s Kairav Management Consultancy P. Ltd. India 1107, Sri Krishna, New Link Road, Andheri West Mumbai 400053.</p> <p>4. M/s Signature City Reality Pvt Ltd T 6/6, Floor, 3 World Trade Centre, Sadhu T L Vaswari Marg, Cuffe Parade Mumbai 400005.</p> <p>5. Mr Rahul Rajkumar Pathak (Guarantor) Dhiraj Solitaire Chincholi Bunder Road, Malad West Mumbai 400053.</p>
3.	Total Liabilities as on 08.07.2020	:	US Dollar 2.396,298.00 (US Dollar Two Million Three Hundred Ninety Six Thousand Two Hundred Ninety Eight Only) equivalent to Rs. 18,12,08,055.00/- (Rupees Eighteen Crores Twelve Lakhs Eight Thousand Fifty Five Only @ exchange rate of 1US\$ = 75.62 INR) and further interest and other charges from 13.07.2020 onwards
4.	Address where the tender documents to be submitted	:	Canara Bank, ARM -I Branch, Kshamalaya (Ground Floor) Opp Patkar Hall, 37, New Marine Lines, Thackersey Marg, Mumbai – 400 020.
5.	a. Mode of Auction b. Details of Auction Service Provider c. Date & Time of Auction d. Portal of E-auction	:	<p>Online</p> <p>M/s PSB Alliance (Ebkray)</p> <p><b>07.08.2024 (11.00.am to 12.00 am)</b> (with unlimited extension of 5 min. duration each till the conclusion of the sale)</p> <p><a href="https://ebkray.in/">https://ebkray.in/</a></p>
6.	Reserve Price	:	As per Sale Notice

**7. Other Terms and conditions :**

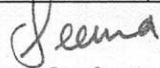
- a. Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://www.bankeauctions.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- b. The property can be inspected, with Prior Appointment with Authorized Officer on the dates mentioned in Sale Notice.
- 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, ARM I Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Canara Bank, ARM-I Branch, A/c. No. **209272434, IFSC Code: CNRB0002360** on or before **06.08.2024** upto 5 p.m. Details of EMD and other documents to be submitted to service provider on or before **06.08.2024** upto 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 **06.08.2024** upto 5 p.m. to Canara Bank, ARM-I Branch by hand or by email.
- Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
  - 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.
  - Bidders Name, Contact No., Address, E-Mail Id.
  - Bidder's A/c. details for online refund of EMD.
- v. The intending bidders should register their names at portal <https://ebkray.in/> 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 PSB Alliance (Ebkray), Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400 037, Contact Person Mr. Dharmesh Asher Mob. 9892219848, ([avp.projectmanager2@psballiance.com](mailto:avp.projectmanager2@psballiance.com)), Help desk no 8291220220, ([support.ebkray@psballiance.com](mailto:support.ebkray@psballiance.com)).
- f. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- g. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.10,000/-. 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.
- h. 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.
- i. 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.
- j. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- k. 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.
- l. Authorized Officer reserves the right to postpone / cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- m. 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 ARM I Branch who, as a facilitating centre, shall make necessary arrangements.
- n. For further details contact Dr.Seema Somkuwar, Authorised Officer, Canara Bank, ARM I Branch, Mumbai (Ph.no.022 22065425/5430/5438/Mob.No.8655963489) or Rinkita Sodani 9413641701, E-mail id: [cb2360@canarabank.com](mailto:cb2360@canarabank.com) or the service provider id : [cb2360@canarabank.com](mailto:cb2360@canarabank.com) during office hours on any working day or the service provide M/s PSB Alliance (Ebkray), Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400 037, Contact Person Mr. Dharmesh Asher Mob. 9892219848, ([avp.projectmanager2@psballiance.com](mailto:avp.projectmanager2@psballiance.com)), Help desk no 8291220220, ([support.ebkray@psballiance.com](mailto:support.ebkray@psballiance.com)), Website -<https://ebkray.in/>

**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: 15.07.2024

  
Authorized Officer  
Canara Bank, ARM-I Branch, Mumbai.  
आस्ति वसूली प्रबंधन शाखा, मुम्बई - 400 020  
ASSET RECOVERY MGMT. BR. MUMBAI-400 020