

(A GOVERNMENT OF INDIA UNDERTAKING)
ARM BRANCH, B-6, SETHI COLONY, JAIPUR-302004

Ref: CB7258/SALE NOTICE/2023/04/01

Date: 16.06.2023

To,

1. **M/s Neha Tech Industries**(BORROWER)
Through Proprietor Smt Neha Luharuwalla
G-29, RIICO Industrial Area, Bagru Extension
Ajmer Road, Sanganer, Jaipur (Raj)- 303007

Also at

- a) Office No, 207, Crown Square,
Gandhi Path, Vaishali Nagar, Jaipur- 302021
b) 206, Mangalam Metropolis,
Ajmer Road, Jaipur-302021
c) 237, Nemi Sagar Colony, Gate No. 3,
Vaishali Nagar, Jaipur- 302021

- 2) **Smt Neha Luharuwalla, w/o Shri Ashish Luharuwalla** ...(PROPRIETOR)
Proprietor Neha Tech Industries
237, Nemi Sagar Colony, Gate no. 3
Vaishali Nagar, Jaipur-302021

Also at

- a) Flat no. 701, Serenity Homes, Hanuman nagar,
Amarpali Circle, Vaishali Nagar, Jaipur- 302021

- 3) **Shri Ashish Luharuwalla** ...(GUARANTOR)
S/o Shri Bijay Kumar Luharuwalla
237, Nemi Sagar Colony, Gate no. 3
Vaishali Nagar, Jaipur-302021

Also at

- a) Flat no. 701, Serenity Homes, Hanuman Nagar,
Amarpali Circle, Vaishali Nagar, Jaipur-302021

- 3) **Shri Atul Luharuwalla** ...(GUARANTOR)
S/o Shri Bijay Kumar Luharuwalla
237, Nemi Sagar Colony, Gate no. 3
Vaishali Nagar, Jaipur 302021

Also at

- a) Flat no. 701 Serenity Homes Hanuman Nagar,
Amarpali Circle, Vaishali Nagar, Jaipur-302021

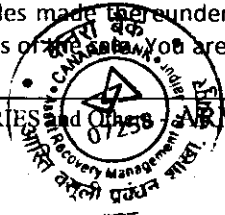
Dear Sir/Mam,

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(6) of the Security Interest (Enforcement) Rules, 2002

As you are aware, Authorized Officer on behalf of secured creditor **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, Jaipur Branch of Canara Bank. (Originally with CANARA BANK, Malviya Nagar-2 Branch, Jaipur (RAJASTHAN) DP-18304).

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 (e-auction notice) containing terms and conditions of the subject Act and Rules made thereunder. You are hereby given a last and final





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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.

कृपया केनरा बैंक / Fro CANARA BANK
मुख्य प्रबन्धक / Chief Manager
आसि वसुली प्रबंधन शाखा, जयपुर
Asset Recovery Management Br., JAIPUR
AUTHORISED OFFICER
ENCLOSURE – SALE NOTICE

(A GOVERNMENT OF INDIA UNDERTAKING)
ARM BRANCH, B-6, SETHI COLONY, JAIPUR-302004
E-AUCTION NOTICE

SALE NOTICE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION (ONLINE AUCTION) 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 through e-auction on the following terms & conditions, M/s Canbank Computer Services Limited (CCSL) through the website www.indianbankseauction.com

1. **Name and Address of the Secured Creditor:** CANARA BANK, ARM Branch, Sethi Colony, Jaipur, Rajasthan-302004

2. **Name and Address of the Borrowers:**

- **M/s Neha Tech Industries**(BORROWER)
Through Proprietor Smt Neha Luharuwalla
G-29, RIICO Industrial Area, Bagru Extension
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Also at

- a) Flat no. 701 Serenity Homes Hanuman Nagar,
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3. **Total liabilities as on 31.05.2023: Rs. 5,74,68,594.86** (Rupees Five Crore Seventy Four Lacs Sixty Eight Thousand Five Hundred Ninety Four and Paise Eighty Six only) + further interest & other expenses thereon.



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4. Last Date & Time for receipt of tender documents: **27.07.2023, 5.00 PM.**
5. Address in which the tender document to be submitted: CANARA BANK, ARM Branch, Sethi Colony, Jaipur, Rajasthan- 302004
6. (a) Date & Time of e- auction: **Date: 28.07.2023; Time 2.30 pm-3.30 pm**
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)
(b) Portal of e- auction: www.indianbankseauction.com
7. Details of Property/ies:

A). Industrial Property consisting of Land and building situated at G-29, RIICO Industrial Area, Bagru Extn (Phase II), Ajmer Road, Jaipur, Rajasthan measuring 1900 sqmt in the name of M/s Neha Tech Industries.

BOUNDARIES ARE AS UNDER:-

North :- Plot no G-30

South :- Road

East :- Plot no. G-42

West :- Road

- Reserve Price: Rs. 494.65 Lakhs (Rupees Four Crore Ninety Four Lacs Sixty Five Thousand only).

B). Plant & Machinery available at G-29, RIICO Industrial Area, Bagru Extn (Phase II), Ajmer Road, Jaipur, Rajasthan hypothecated to Bank by M/s Neha Tech Industries.

- Reserve Price: Rs. 211.15 Lakhs (Rupees Two Crore Eleven Lacs Fifteen Thousand only).

- Reserve Price (Composite) for Article A & B : Rs. 705.80 Lacs (Rupees Seven Crore Five Lakhs Eighty Thousand Only)
- EMD & last date of deposit of EMD (Composite) for Article A & B : Rs. 70.58 Lacs (Rs. Seventy Lacs Fifty Eight Thousand Only) on or before 27.07.2023, 5.00 pm (offline or online)

***No separate bids for A or B will be accepted. Only Composite Bids eligible for auction.**

OTHER TERMS AND CONDITIONS

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions

- a. The property will be sold in "as is where is and as is what is and whatever there is" basis including encumbrances, if any. There is no encumbrance to the knowledge of the bank.
- b. Auction / bidding shall be only through "Online Electronic Bidding" through the website www.indianbankseauction.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 Authorized Officer, on/before 27.07.2023 between 3.00 pm to 5.00 pm.
- d. The property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.



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e. 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, Jaipur OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **CANARA BANK ARM BRANCH, JAIPUR, A/c No 209272434 IFSC Code: CNRB0007258 on or before 27.07.2023, 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 Limited (CCSL). Canbank Computer Services Ltd, No.218, J P Royale, 1st floor, Sampige Road, Malleswaram, Mr. Pakhare D D/ Mr. Ramesh T H 9480691777/8553643144. Email id: eauction@ccsl.co.in. 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. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **27.07.2023, 5.00 PM, to ARM Branch, Jaipur** by hand or by email.

- (1) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- (2) 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.
- (3) Bidders Name, Contact No., Address, E Mail Id.
- (4) Bidder's A/c details for online refund of EMD.

h. 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 Limited (CCSL). Canbank Computer Services Ltd, No.218, J P Royale, 1st floor, Sampige Road, Malleswaram, Mr. Pakhare D D/ Mr. Ramesh T H 9480691777/8553643144. Email id: eauction@ccsl.co.in.

i. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 days of finalization of sale. 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. 50,000**. The bidder who submits the highest bid (not below 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.

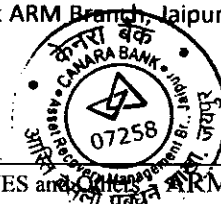
k. **The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor.** If the successful bidder fails to pay the sale price within the period stated above, 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. All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only.

m. For sale proceeds above Rs. 50 Lacs (Rupees Fifty Lacs), TDS shall be payable at the rate 1% of the sale amount, which shall be payable separately by the Successful buyer.

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 Jaipur Circle office or Canara Bank ARM Branch, Jaipur who as a facilitating center shall make necessary arrangements.





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p. For further details contact, **Canara Bank, ARM Branch**, (Ph. No 98720 05249/ 9726149898 / 9411680155) e-mail id cb7258@canarabank.com OR the service M/s Canbank Computer Services Limited (CCSL). Canbank Computer Services Ltd, No.218, J P Royale, 1st Floor, Sampige Road, Malleswaram, Mr. Pakhare D D/ Mr. Ramesh T H 9480691777/8553643144. Email id: eauction@csl.co.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.

कृते केनरा बैंक / Fro CANARA BANK

Aurup
मुख्य प्रबन्धक / Chief Manager

आस्ति वसुली प्रबंधन शाखा, जयपुर
Asset Recovery Management Br., JAIPUR

**AUTHORIZED OFFICER
CANARA BANK**

Place: Jaipur

Date 16.06.2023