

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

**आस्ति वसूली प्रबंधन शाखा-I मुम्बई / 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/NAOLIN/1/2023

DATE: 17.05.2023

To,

<b>M/s NAOLIN HK LTD (Borrower)</b> Level – 20 Infinitus Plaza, 199, Des Voeux Road, Central, Sheung Wan, Hong Kong	<b>M/s MRM INDUSTRIAL PARK PVT LTD (Mortgagor &amp; Guarantor)</b> Office No.321, 3 <sup>rd</sup> Floor, Gemstar Commercial Complex, Ramachandra Lane, Kachpada, Malad West, Mumbai - 400064	<b>M/s MRM INDUSTRIAL PARK PVT LTD (Mortgagor &amp; Guarantor)</b> Office No.321, 3 <sup>rd</sup> Floor, Gemstar Commercial Complex, Ramachandra Lane, Kachpada, Malad West, Mumbai - 400064
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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 30 days 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, ARM-I BRANCH, MUMBAI.

Encl: Sale Notice. Dated 17.05.2023

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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" and "Whatever there is" basis on **20.06.2023** for recovery of US Dollar 4,724,290.34 (US Dollar Four Million Seven Hundred Twenty Four Thousand Two Hundred Ninety & Thirty Four Cent Only) equivalent to Rs.35,72,50,836/- (Rupees Thirty Five Crores Seventy Two Lakhs Fifty Thousand Eight Hundred Thirty Six Only @ exchange rate of 1US\$ = 75.62 INR) and further interest and other charges from 09.07.2020 onwards due to the ARM-I Branch of Canara Bank from M/s Naolin HK Ltd. (Borrower), Mr. Radheya Kashinath Khanolkar (Guarantor) and M/s MRM Industrial Park Pvt. Ltd. (Mortgagor & Guarantor).

Details and full description of the immovable property, Reserve Price, Earnest Money Deposit amount with known encumbrances, if any:

(Amount in Rs.)

Sr. No.	Description of property	Reserve Price	EMD
Lot No. 1	Plot No.4, Survey No.173B, Hissa No.14 (pt), 15 (pt), 16 & 17, Village Juchandra (Chandrapada), Vasai, Palghar adm. 11562.99 sq. mt. standing in the name of M/s MRM Industrial Park Pvt. Ltd. (previously known as Viva Industrial Land Development Pvt. Ltd.) Bounded by: On the East by: National Highway On the West by: Village Bapne On the North by: Bapne Juhu Chandra Road On the South by: Survey: Other Party Property	Rs. 17,69,00,000/-	Rs.1,76,90,000/-

**The Earnest Money Deposit shall be deposited on or before 19.06.2023 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 19.06.2023 upto 5.00 pm** and other documents to be submitted to service provider on or before 19.06.2023 upto 5.00 pm. Date up to which documents can be deposited with Bank is 19.06.2023.

The property can be inspected with prior appointment with Authorised Officer on 29.05.2023.

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/ Mob -

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9881365087) or Mr. S K Choudhary (Mob. No. 8169845618) E-mail id : cb2360@canarabank.com during office hours on any working day or the service provider M/s C1 India Pvt. Ltd., Udyog Vihar, Phase - 2, Gulf Petrochem Building, Building No. 301, Gurgaon, Haryana. Pin-122015 Contact Person Mr.Haresh Gowda Mob.no.9594597555 (Contact No.+911244302020/21/22/23/24, support@bankeauctions.com; hareesh.gowda@c1india.com

Date : 17.05.2023

Place: Mumbai

**AUTHORISED OFFICER  
CANARA BANK, ARM-I BRANCH**

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 17.05.2023**

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><b>M/s NAOLIN HK LTD (Borrower)</b> Level – 20 Infinitus Plaza, 199, Des Voeux Road, Central, Sheung Wan, Hong Kong</p> <p><b>M/s MRM INDUSTRIAL PARK PVT LTD (Mortgagor &amp; Guarantor)</b> Office No.321, 3<sup>rd</sup> Floor, Gemstar Commercial Complex, Ramachandra Lane, Kachpada, Malad West, Mumbai – 400064</p> <p><b>M/s MRM INDUSTRIAL PARK PVT LTD (Mortgagor &amp; Guarantor)</b> Office No.321, 3<sup>rd</sup> Floor, Gemstar Commercial Complex, Ramachandra Lane, Kachpada, Malad West, Mumbai - 400064</p>
3.	Total Liabilities as on 08.07.20	:	US Dollar 4,724,290.34 (US Dollar Four Million Seven Hundred Twenty Four Thousand Two Hundred Ninety & Thirty Four Cent Only) equivalent to Rs.35,72,50,836/- (Rupees Thirty Five Crores Seventy Two Lakhs Fifty Thousand Eight Hundred Thirty Six Only @ exchange rate of 1US\$ = 75.62 INR) and further interest and other charges from 09.07.2020 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	:	Online M/s C1 India Pvt. Ltd.

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	Provider c. Date & Time of Auction  d. Portal of E-auction	:	<b>20.06.2023 (11.00.am to 12.00 pm)</b> (with unlimited extension of 5 min. duration each till the conclusion of the sale) <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>
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 19.06.2023 upto 5 p.m. Details of EMD and other documents to be submitted to service provider on or before **19.06.2023** 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 **19.06.2023** upto 5 p.m. to Canara Bank, ARM-I Branch 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), [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 multiplies of Rs 50,000/-. 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 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.

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- 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 ARM I Branch who, as a facilitating centre, shall make necessary arrangements.
  - o. For further details contact Dr Seema Somkuwar, Authorised Officer, Canara Bank,ARM I Branch, Mumbai (Ph. No.022 22065425/5430/5438 / Mob -9881365087) or Mr.Suresh Kumar Choudhary (Mob. No. 8169845618), e-mail id: [cb2360@canarabank.com](mailto:cb2360@canarabank.com) or the service provider M/s C1 India Pvt Ltd, <https://www.bankeauctions.com> Udhog 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), 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: 17.05.2023**

**Authorized Officer**  
**Canara Bank, ARM-I Branch, Mumbai**