



(Auction Sale Notice for Sale of Immovable Properties)

CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)

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 constructive possession of which has been taken by the Authorised Officer of Borivli West II Branch of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **25.09.2023** , for recovery of Rs. 78,95,715.63 Rupees Seventy Eight Lakhs Ninety Five thousand Seven Hundred fifteen rupees and paisa sixty three only as on 31.07.2023 plus interest and charges from 01.08.2023, due to Canara Bank from M/s PARAMOUNT ENTERPRISE and Govind Ratanchand Bodhwani (Proprietor/Guarantor(s)).

The reserve price will be Rs **29,54,250.00** and the earnest money deposit will be Rs **2,95,425.00** The Earnest Money Deposit shall be deposited on or before **21.09.2023** upto at **5.00 pm**.

Details and full description of the immovable property with known encumbrances, if any.

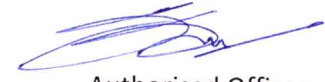
| SI No | Description of Property (In Detail) | Reserve Price | Earnest Money Deposit |
|-------|--|--|--|
| 1. | Address: Flat No 703 on 7 th Floor, Building No 4 Known as AVENUE G",society Known as Rustomjee Evershine Global City Avenue G Building No 3 &4 Co-op Hsg soc.ltd."Situated at Survey No 5 ,5B 5F,5G,5D of village Dongare Near Global City Avenue J&Y Yazoo Park Virar (West) Taluka Vasai Disstrict Palghar 401303 Area: Built up Areas -433 Sq ft Boundaries: North -Open Plot South- Building G 14/15 East Building G 5/6/7 West Building G 1/2/3 | Rs.29,54,250.00(Rup ees Twenty Nine Lakhs Fifty Four Thousand Two hundred and fifty only) | Rs. 2,95,425.00 (Rupees Two Lakhs Ninety Five Thousand Four Hundred Twenty Five only) |

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Chief Manager, Specialized SME Branch, Mumbai Goregaon East, Canara Bank , Ph. No 918209564115 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 Harees Gowda Mobile No 9594597555 support@bankeacutions.com; hareesh.gowda@c1india.com , Gujarat@c1india.com Support Mobile No 7291981124/25/26 Bhavik Pandya Mobile No 8866682937 .

Date: 23/08/2023

Place: Mumbai



Authorised Officer

CANARA BANK

(Chief Manager)

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 25.09.2023.

| | | | |
|----|--|-------------|--|
| 1. | Name and Address of the Secured Creditor | : | CANARA BANK, DAHISAR EAST Branch. |
| 2. | Name and Address of Borrower(s) / Guarantor(s) | : | Borrower: 4/15, LIBERTY MARKET, 22 24 SUTAR CHAWL KAPADIA BUILDING, A R STREET, MUMBAI, MAHARASHTRA-400002 Guarantor : Mr GOVIND RATANCHAND BODHWANI FLAT 207 208 2ND FLOOR BLDG NO 10, PAWAN BAUG CHINCHOLI ROAD, S V ROAD MALAD WEST, MUMBAI, MAHARASHTRA-400064 |
| 3. | Total Liabilities as on 31.07.2023. | : | Rs. 78,95,571.63 Seventy Eight Lakhs Ninety Five thousand Five Hundred seventy one rupees and sixty three paisa only (and further interest, charges and other cost from 01.08.2023) |
| 4 | a. Mode of Auction b. Details Auction Service Provider c. Date & Time of Auction | : : : | E – auction M/s. C1 India Pvt Ltd. 25.09.2023 (10.00 AM to 11.00 AM) (With unlimited extension of 5 min. duration each till the conclusion of the sale). |
| 5. | Reserve Price | : | Rs. 29,54,250 |

6. Other terms and conditions:

- Auction/bidding shall be only through “Online Electronic Bidding” through the website <https://www.bankeacutions.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 Authorised Officer, on 20.09.2023.



- 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, Borivli West II Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Mumbai Dahisar (East) Branch, A/c Name: Canara Bank, A/c No **209272434**, IFSC Code: CNRB0000125 on or before **21.09.2023** upto **5.00 pm**.
- e) 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 C1 India Pvt. Ltd., UdyogVihar, Phase-2, Gulf Petrochem building, Building No 301 Gurgaon Haryana Pin 122015 Mob No 9594597555 support@bankeacutions.com; hareesh.gowda@c1india.com).
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **21.09.2023** upto **5.00 PM**, to Canara Bank Mumbai Dahisar (East) 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.
- g) The intending bidders should register their names at portal <https://www.bankeacutions.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., UdyogVihar, Phase-2, Gulf Petrochem building, Building No 301 Gurgaon Haryana Pin 122015 Mobile No 9594597555 support@bankeacutions.com; hareesh.gowda@c1india.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. 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.

- 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 (Rupees Fifty) lacs 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.
- 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 concerned Canara Bank, Circle Office or Regional office, Mumbai or Mumbai Dahisar (East) Branch who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Canara Bank, Recovery and Legal Section, Second Floor, Bandra Kurla Complex, Circle Office, Mumbai" and "Canara Bank ,North Mumbai Regional Office, Kohinoor Bldg, II Floor, Opp. Siddhivinayak Mandir, Prabhadevi, Mumbai-400025, Email : recoveryronorth@canarabank.com Ph No: +91 22 -24315847, may be contacted 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 Pincode – 122015 Mob No 9594597555 Email : support@bankeauctions.com ; hareeshgowda@c1india.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: 23/08/2023


Authorised Officer
Canara Bank
(Chief manager)