

Ref: 15021/Malad(E)/Mr Rajesh Nagar/SALE NOTICE/2020-21

Date: 20-02-2021

To,

Mr. Rajeshkumar R Nagar  
Mrs Nandini Rajesh Nagar  
Flat No 807, 8<sup>th</sup> Floor, E-Wing, Building No 1,  
RNA Courtyard CHSL, Shanti Park, Mira Road East,  
Thane-401 107

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, Authorized Officer 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 Malad East 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 (e-auction notice) being published in the NEWS paper, containing the 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,

कुले केनरा बैंक/For Canara Bank

  
मुख्य प्रबंधक/Chief Manager  
ए.ए. मालाद (E), मुंबई-400 097

Authorised Officer  
Canara Bank

Enclosure – Sale Notice

**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 properties mortgaged 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" on 26-03-2021 for Recovery of INR 74,08,690.00 (RUPEES SEVENTY FOUR LACS EIGHT THOUSAND SIX HUNDRED AND NINETY ONLY) Plus further interest and other legal expenses thereon from 01-02-2021 due to CANARA BANK, Malad East Mumbai from Mr. Rajeshkumar R Nagar and Mrs Nandini Rajesh Nagar; AND Recovery of INR 14,80,773.00 (RUPEES FORTY LACS EIGHTY THOUSAND SEVEN HUNDRED AND SEVENTY THREE ONLY) Plus further interest and other legal expenses thereon from 01-02-2021 due to CANARA BANK, Malad East Mumbai from Mr. Rajeshkumar R Nagar (Prop. M/s Orian Solar Solution)

The reserve price will be INR 70,00,000 (RUPEES SEVENTY LACS ONLY) and the earnest money deposit will be INR 7,00,000 (RUPEES SEVEN LACS ONLY). The earnest money deposit shall be deposited on or before 24-03-2021, up to 04.00 pm.

Date of inspection of property is 18-03-2021 & 22-03-2021 with prior appointment with Authorised Officer. Date up to which documents can be submitted is 24-03-2021 up to 5.00 p.m.

**Details and full description of the immovable property:-**

Residential Flat bearing No. 807, 8<sup>th</sup> Floor, E-Wing, Building No 1, RNA Courtyard CHSL, Shanti Park, Mira Road East, Thane-401 107 admeasuring 660 Sq. Feet (Carpet Area) lying, being and situated on Non-agricultural land bearing Old Survey No. 214 (New Survey No: 46), with in Registration District of Thane and Sub-District of Thane, within the limits of Mira-Bhayander Municipal Corporation, Thane-400601. Bank has obtained symbolic possession of the property.

For Detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank Website ([www.canarabank.com](http://www.canarabank.com)) or may contact Mr. Harsh Vardhan Trivedi, Chief Manager, Malad East-II, Mumbai Email:-cb15021@canarabank.com, Phone: 022-28834186, Mob-09399668957.

Date: 20-02-2021  
Place: Mumbai

कुसे केनरा बैंक/For Canara Bank  
  
मुख्य अधिकारी/Chief Manager  
मालाद (पूर्व), मुंबई/Malad (E), Mumbai-400 097  
Authorized Officer  
Canara Bank


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

1	Name and Address of the Secured Creditor	<b>CANARA BANK, MALAD EAST-II</b>
2	Name and Address of the Borrowers /Guarantors	Mr. Rajeshkumar R Nagar Mrs Nandini Rajesh Nagar Flat No 807, 8 <sup>th</sup> Floor E-Wing, Building No 1, RNA Courtyard CHSL, Shanti Park, Mira Road East, Thane-401 107
3	Total liabilities as on <b>01-02-2021</b>	<b>INR 74,08,690.00 (RUPEES SEVENTY FOUR LACS EIGHT THOUSAND SIX HUNDRED AND NINETY ONLY)</b> <b>AND</b> <b>INR 14,80,773.00 (RUPEES FORTEEN LACS EIGHTY THOUSAND SEVEN HUNDRED AND SEVENTY THREE ONLY)</b>
4	(a) Mode of Auction  (b) Details of Auction Service Provider  (c) Date & Time of e-auction  (d) Place of E Auction	<b>Online</b>  <b>M/s Canbank Computer Services Ltd, Malleshwaram, Bangalore 560003</b> <b>Contact No. 94806 91777, 88805 31165;</b> <b>Email address: eauction@ccsl.co.in</b>  <b>26-03-2021; between 10.30 AM and 11.30 AM</b>  <b>Online</b>
5	Reserve Price	<b>INR 70,00,000 (RUPEES SEVENTY LACS ONLY)</b>

**6. OTHER TERMS AND CONDITIONS**

- Society pending dues to be borne by buyer of property.
- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://indianbankseauction.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, **18-03-2021 & 22-03-2021 between 11.00 am and 4.00 pm.**
- 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.
- EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, **Canara Bank MALAD EAST Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Canara Bank, Malad East, A/c No 50213100000028, IFSC Code CNRB00015021** on or before **24-03-2021 by 5.00 pm.**
- 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. Malleshwaram, Bangalore 560003, Contact No. 9480691777, 8880531165, email id: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in).
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **24-03-2021 by 5.00 pm, to Canara Bank, Malad East Branch, E mail- [cb15021@canarabank.com](mailto:cb15021@canarabank.com), Phone - 022 -28834186, Mob: 09399668957**
- Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.

केनरा बैंक / For Canara Bank

  
ज्येष्ठ अधिकारी/Chief Manager  
मुंबई/Malad (E), Mumbai-400 097

- i) 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.
- ii) Bidders Name, Contact No., Address, E Mail Id.
- iii) Bidder's A/c details for online refund of EMD.
- j) The intending bidders should register their names at portal <https://indianbankseaction.com>. M/s Canbank Computer Services Ltd, Malleshwaram, Bangalore 560003, Contact No. 9480691777, 8880531165; E-mail address: eauction@ccsl.co.in
- j) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- k) 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.
- l) 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.
- m) For sale proceeds of Rs.50,00,000/- (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.
- n) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- o) There is no encumbrance in the property to the knowledge of the bank.
- p) Successful Bidder is liable to pay the Society/Association 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.
- q) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- r) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Regional office North Mumbai or Canara Bank, RAH PRABHA DEVI Branch who, as a facilitating centre, shall make necessary arrangements.

For further details contact

Mr. Harsh Vardhan Trivedi, Chief Manager, Malad East-II, Mumbai Email:-cb15021@canarabank.com, Phone: 022-28834186, Mob-09399668957

OR

M/s Canbank Computer Services Ltd, Malleshwaram, Bangalore 560003 Contact No. 9480691777, 8880531165; e-mail address : eauction@ccsl.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.

कुजे केनरा बैंक / For Canara Bank  
  
 मुख्य प्रबंधक/Chief Manager  
 मालाड (पूर्व) (Malad (E), Mumbai-400 097)  
 Authorised Officer  
 Canara Bank

Place: Mumbai  
 Date: 20-02-2021