



Borivali West II Branch

COVERING LETTER TO SALE NOTICE

Ref Borivali/ SN 126 / 2023- 2024 SSR

Date: 27.10.2023

To

- 1) Shri Sunil Pandurang Khambal (Borrower) –
Prabodhan Chawl Plot No 51
Ambedkar Road Bhabrekar Nagar
Charkop Kandivali West Mumbai 400067.

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, Borivali West II Branch** 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 **Canara Bank, Borivali West II Branch Mumbai**.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

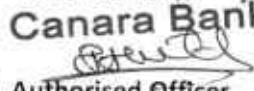
Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice containing terms and conditions of the sale.

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




Authorised Officer,
Canara Bank
Authorised Officer

ENCLOSURE – SALE NOTICE



(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 Securitisation 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 Physical possession** of which has been taken by the Authorised Officer of **BORIVALI WEST II** of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **30.11.2023** , for recovery of **Rs 21,94,202.84** _as on 31.08.2023 plus interest and other charges from 01.09.2023, due to the **BORIVALI WEST II** of Canara Bank from **Sri Dinesh J Surani and Jivraj Karamshi Surani (Barrowers)**.

The reserve price will be Rs 21,75,000/- and the earnest money deposit will be Rs 2,17,500/- The Earnest Money Deposit shall be deposited on or before **5.00 PM of 29.11.2023**.

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

| Sl No | Description of Property (In Detail) | Reserve Price | Earnest Money Deposit |
|-------|--|--|--|
| 1. | Flat No D /405 on 4th Floor, "Shree Shivam Sankul Building No. 5" Situated at Survey No. 355, Survey No. 356, Hissa No B, Survey No. 358 of Village Gass, Near Hanuman Mandir, Nallaspoara West, Taluka Vasai, District- Palghar, Maharashtra 401203 Built Up Area: 424 Sq Ft | RS 21,75,000/- (Rupees Twenty One Lakhs Seventy five Thousand Only) | Rs 2,17,500/- (Rupees Two Lakhs Seventeen Thousand Five Hundred 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, Shri Padadayya Channabasayya Hirema, **Borivali West II** canara Bank, Ph. No. 919900979460 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 Bhavik Pandya Mobile No 8866682937 support@bankeauctions.com; Maharashtra@c1india.com Support Mobile No 7291981124/25/26.

Date: 27.10.2023

Place: Mumbai

For Canara Bank



(Signature)

Authorised Officer/Chief Manager
Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 27.10.2023.

| | | | |
|----|--|---|---|
| 1. | Name and Address of the Secured Creditor | : | CANARA BANK, BORIVALI WEST Branch. |
| 2. | Name and Address of Borrower(s)/ Guarantor(s) | : | Shri Sunil Pandurang Khambal (Borrower) – Prabodhan Chawl Plot No 51 Ambedkar Road Bhabrekar Nagar Charkop Kandivali West Mumbai 400067 |
| 3. | Total Liabilities as on 31.08.2023 | : | Rs 21,94,202.84 (and further interest charges and other cost from 01.09.2023) |
| 4. | a. Mode of Auction b. Details Auction Service Provider c. Date & Time of Auction | : | E – auction : : M/s. C1 India Pvt Ltd. 30.11.2023 (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 21,75,000/- (Rupees Twenty One Lakhs Seventy five Thousand Only) |

6. 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 Authorised Officer, on 28.11.2023.
- 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, Borivali West II Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Borivali West II Branch, A/c Name: Canara Bank, A/c No **209272434**, IFSC Code of the Branch: **CNRB0015045** on or before **29.11.2023 upto 5.00 pm**.
- e) Intending bidders may 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

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- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **29.11.2023** upto **5.00 PM**, to Canara Bank, Borivali West II 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.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., UdyogVihar, Phase-2, Gulf Petrochem building, Building No 301 Gurgaon Haryana Pin 122015 Bhavik Pandya Mobile No 8866682937 support@bankeauctions.com; Maharashtra@c1india.com Support Mobile No 7291981124/25/26.
- 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 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.
- 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. 50.00 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.



- 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 Borivali West II 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 Bhavik Pandya Mobile No 8866682937 support@bankeauctions.com; Maharashtra@c1india.com Support Mobile No 7291981124/25/26.

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.

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Place: Mumbai
Date: 27.10.2023

For Canara Bank



Authorised Officer
Authorised Officer/ Chief Manager
Canara Bank