Canara Bank

BANDRA WEST - II BRANCH

COVERING LETTER TO SALE NOTICE

Ref.: Sale Notice/ Vaishnavi Masala/ 002/ 2023 Date: 20/09/2023

To

1. **M/s. VAISHNAVI MASALA & COMPANY,** Shop no-H 30, Modi Bazar, APMC Market, Turbhe, Navi Mumbai - 400705.

2. **Ms. Nisha Babaji Bhosle (Partner)** - Flat No. 001, Prayas CHS, Plot No 09, Sector 7, Khanda Colony, Panvel West, Raigarh District, Maharashtra - 410206.

   ALSO RESIDING AT - Flat No. B-104, First Floor, Building No. 05, Rock Castle, Opp. Linking Road, I.C Colony Extension, Off New Link Road, Kandarpada, Dahisar West, Mumbai – 400068

3. **Sri Anil kumar Sharma (Partner)** - S/o Sri Mahesh Sharma, Room No. 102, Manjhal Apartment 01st Floor, Sabe Gaon, Diva Thane, Maharashtra - 400612.

   ALSO RESIDING AT - Raj Colony, Husenabad Kuchery, Jaunpur, Uttar Pradesh – 222002.

Dear Sir / Madam,

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.**

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As you are aware, I, on behalf of **Canara Bank, Bandra West - II Branch, Mumbai** 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, Bandra 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/ *Divisional Manager*

Canara Bank

Authorised Officer

ENCLOSURE – SALE NOTICE

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 Symbolic possession of which has been taken by the Authorised Officer of Canara Bank, Bandra West - II Branch, Mumbai, will be sold on "As is where is", "As is what is", and " Whatever there is" on **25.10.2023**, for recovery of Rs. 88,14,944.59 as on 31.08.2023 plus interest and charges from 01.09.2023, due to the Bandra West - II Branch of Canara Bank from M/s. Vaishnavi Masala & Company, Represented by its Partners Ms Nisha Babaji Bhosle & Sri Anil kumar Sharma.

The reserve price will be Rs. 77,97,000/- **(Rupees Seventy Seven Lakhs Ninety Seven Thousand Only)** and the earnest money deposit will be Rs 7,79,700 /- **(Rupees Seven Lakhs Seventy Nine Thousand Seven Hundred Only)**. The Earnest Money Deposit shall be deposited on or before **05:00 PM of 21.10.2023.**

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.	Address Flat NO B-104,First Floor,Building no 05,ROCK CASTLE, Opp linking Road, I.C colony extension,off new linking Road, Kandarpada Dahisar (West) Village Dahisar Tal Borivali Dist Mumbai Suburban Pin 400068 in sy no/Khasra no - with the registration sub district Borivali and District Mumbai Suburban Area: 51.10 Sq Mtrs Built up area Boundaries: North- Open Plot South- Raj Sarita CHSL East – Sarwati Apartment West – Florence CHSL	Rs 77,97,000 (Rupees Seventy Seven Lakhs Ninety Seven Thousand Only)	Rs 7,79,700 /- (Rupees Seven Lakhs Seventy Nine Thousand Seven 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 Divisional Manager Sri. Nitin Kumar Goswami, contact No 9663609027 of Bandra West - II Branch, Mumbai 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 or its representative Sri Bhavik Pandya, Mobile No. 8866682937, E-mail: support@bankeauctions.com; maharashtra@c1india.com, Support Mobile No. 7291981124/25/26.

Date: 20/09/2023

Place: Mumbai

For Canara Bank

Authorised Officer/ Divisional Manager

Canara Bank

Authorised Officer

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 20/09/2023

1.	Name and Address of the Secured Creditor	:	Canara Bank, **Bandra West – II Branch** Silva Bode,16TH Road, Near Hotel Mini Punjab, Bandra West, Mumbai 400050.
2.	Name and Address of Borrower(s) / Guarantor(s)	:	1. **M/s. VAISHNAVI MASALA & COMPANY,** Shop no-H 30, Modi Bazar, APMC Market, Turbhe, Navi Mumbai - 400705. 2. **Ms. Nisha Babaji Bhosle (Partner)** - Flat No. 001, Prayas CHS, Plot No 09, Sector 7, Khanda Colony, Panvel West, Raigarh District, Maharashtra - 410206. **ALSO RESIDING AT** - Flat No. B-104, First Floor, Building No. 05, Rock Castle, Opp. Linking Road, I.C Colony Extension, Off New Link Road, Kandarpada, Dahisar West, Mumbai – 400068 3. **Sri Anil kumar Sharma (Partner)** - S/o Sri Mahesh Sharma, Room No. 102, Manjhal Apartment 01st Floor, Sabe Gaon, Diva Thane, Maharashtra - 400612. **ALSO RESIDING AT** - Raj Colony, Husenabad Kuchery, Jaunpur, Uttar Pradesh – 222002.
3.	Total Liabilities as on 31.08.2023.	:	Rs. 88,14,944.59 (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.** **25.10.2023 (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. 77,97,000 /-

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.

Scanned with AltaScanner

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 Authorised Officer, Canara Bank, Bandra West - II Branch, Mumbai OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Bandra West - II Branch A/c Name: Canara Bank, A/c No. **209272434,** IFSC Code: **CNRB0015073** by or before **05:00 PM of 21.10.2023.**

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., Udyog Vihar, Phase-2, Gulf Petrochem Building, Building No. 301, Gurgaon, Haryana, Pincode – 122015, OR may contact Sri Bhavik Pandya, Mobile No. 8866682937, E-mail: support@bankeacutions.com; maharashtra@c1india.com, Support Mobile No. 7291981124/25/26.

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details **by or before 05:00 PM of 21.10.2023**, to Canara Bank, Bandra 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 shall 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., Udyog Vihar, Phase-2, Gulf Petrochem Building, Building No. 301, Gurgaon, Haryana, Pincode – 122015, OR may contact Sri Bhavik Pandya, Mobile No. 8866682937, E-mail: support@bankeacutions.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 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 or on next working day 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. 50,00,000.00 (Rupees Fifty Lakhs Only) 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 Canara Bank, Regional Office – II (North), Mumbai or Bandra West – II Branch, who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact Canara Bank, Regional Office – II (North), Kohinoor Building, II Floor, Opp. Shri Siddhivinayak Mandir, Prabhadevi, Mumbai - 400025, Email: recoveryronorth@canarabank.com, Ph No: +91 22-24315847, 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 or Sri Bhavik Pandya, Mobile No. 8866682937, E-mail: support@bankeacutions.com; maharashtra@c1india.com, Support Mobile No. 7291981124/25/26.

SPECIAL INSTRUCTION/CAUTION

Bidding in the last minutes/seconds shall 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.

For Canara Bank

Place: MUMBAI
Date: 20/09/2023

Authorised Officer / Divisional Manager
Canara Bank