



**KANDIVALI EAST BRANCH
COVERING LETTER TO SALE NOTICE**

Ref.: MS/HL-2200/SALE/2023

Date: 07/10/2023

To

Sri Ameer Khan - Near Vivekanda English High School, M3873 Munshiraza House, Payli Pada, Trombay, Mumbai – 400088.

Smt Hamida Shadab Khan - Near Vivekanda English High School, M3873 Munshiraza House, Payli Pada, Trombay, Mumbai – 400088.

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.

As you are aware, I, on behalf of **Canara Bank, Kandivali East 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, Kandivali East 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,

Authorised Officer/ Chief Manager

Canara Bank

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 Symbolic possession of which has been taken by the Authorised Officer of Canara Bank Borivali West-II Branch(15045), Mumbai, will be sold on "As is where is", "As is what is", and "Whatever there is" on **13/11/2023**, for recovery of **Rs. 31,37,019.12 (Rupees Thirty One Lakhs Thirty Seven Thousand and Nineteen Paise Twelve Only)** as on **30/09/2023** plus interest, charges and other cost from 01.10.2023, due to Kandivali East Branch of Canara Bank from – **Sri. Ameer Khan & Smt. Hamida Shadab Khan (Borrowers & Guarantors)**.

The reserve price will be **Rs. 16,35,000/- (Rupees Sixteen Lakhs Thirty Five Thousand Only)** and the earnest money deposit will be **Rs.1,63,500/- (Rupees One Lakh Sixty Three Thousand Five Hundred Only)**. The Earnest Money Deposit shall be deposited on or before **05:00 PM of 08.11.2023**.

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.	All that Part and Parcel of Flat No.302, 3 rd Floor, Vighnaharta Sudama, Behind Gajanan Maharaj Temple, Near Padma Eye Hospital, S.No.178, Hissa No. 2B, Plot No.42, Villate & Taluka Pen, Anand Nagar, Ramwadi, Pen District Raigad 402107 Boundaries: North- Survey No.41 South- Survey No.175 East – Survey No.176 + 178A, Plot No.13&14 West – Road	Rs.16,35,000/- (Rupees Sixteen Lakhs Thirty Five Thousand Only)	Rs. 1,63,500/- (Rupees One Lakh Sixty Three 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 Sri. Padadayya Channabasayya Hirema under contact No. 9900979460, Chief Manager of Borivali West-II Branch(15045), Mumbai during office hour 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 or Sri Bhavik Pandya under Mobile No. 8866682937 also via support@bankeacutions.com; maharashtra@c1india.com, Support Mobile No 7291981124/25/26.

Date: 07/10/2023

Place: Mumbai

Authorised Officer/ Chief Manager
Canara Bank



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 07/10/2023

1.	Name and Address of the Secured Creditor	:	Canara Bank, Kandivali East Ganpati Tower, Thakur Village Mumbai 400101
2.	Name and Address of Borrower(s) / Guarantor(s)	:	Sri Ameer Khan - Near Vivekanda English High School, M3873 Munshiraza House, Payli Pada, Trombay, Mumbai – 400088. Smt. Hamida Shadab Khan Near Vivekanda English High School, M3873 Munshiraza House, Payli Pada, Trombay, Mumbai – 400088.
3.	Total Liabilities as on 30/09/2023	:	Rs. 31,37,019.12 (and further interest, charges and other cost from 01/10/2023)
4.	a. Mode of Auction b. Details Auction Service Provider c. Date & Time of Auction	:	E – auction : : : M/s. C1 India Pvt Ltd. 13/11/2023 (10.00 AM to 11.00 AM) (With unlimited extension of 5 minutes duration if increase in bid happens till the conclusion of the sale).
5.	Reserve Price	:	Rs.16,35,000/- (Rupees Sixteen Lakhs Thirty Five Thousand Only)

6. Other terms and conditions:

- 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.
- The property can be inspected, with Prior Appointment with Authorised Officer.
- 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 e - auction process.
- EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of **Authorised Officer, Canara Bank, Kandivali East Branch, Mumbai** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Kandivali East Branch A/c Name:



Canara Bank, A/c No 209272434, IFSC Code: CNRB0002663 on or before 05:00 PM of 08.11.2023.

- 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 Pin 122015 Bhavik Pandya Mobile No 8866682937 support@bankeacutions.com; maharashtra@c1india.com, Support Mobile No 7291981124/25/26.
- f) After payment of EMD amount, the intending bidders shall submit a copy of the following documents/details on or before 05:00 PM of 08/11/2023, to Canara Bank, Kandivali 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.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 Pin – 122015 or Sri Bhavik Pandya under Mobile No. 8866682937 also via 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 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 or on the 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 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, can approach Regional Office - II, Mumbai, 2nd Floor, Kohinoor Building, Veer Savarkar Marg, Opposite Shree Siddhi Vinayak Mandir, Prabhadevi or Kandivali East branch who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Canara Bank, Regional Office - II, Mumbai, 2nd Floor, Kohinoor Building, Veer Savarkar Marg, Opposite Shree Siddhi Vinayak Mandir, Prabhadevi, E-mail: recoveryonorth@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., UdyogVihar, Phase-2, Gulf Petrochem building, Building No 301 Gurgaon Haryana Pin 122015 Bhavik Pandya Mobile No 8866682937 support@bankeacutions.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 necessary arrangements/alternatives such as back up, power supply and whatever required so that they are able to circumvent such situation and are able to participate in the E-auction successfully.

Place: Mumbai
Date: 07/10/2023

Authorised Officer / Chief Manager
Canara Bank

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GIS MUMBAI PRIVATE LIMITED

NPA Management & Resolution Service Provider

Gover Mansion, 1st Floor, Office No.5, 12/14, 91 Mint Road, Fort Mumbai- 400 001

Telephone:22634505/06/ 9167635081, Email Id: gismumbaipvtltd@gmail.com

Date: 02.08.2023

To,
The Branch Manager
Canara bank
S.O Ganpati tower, Plot No.57,
CTS No.792, ground western
Express hwy, Kandivali east thakur
Village kandivali east mum-400101

Sub: Symbolic Possession activity Report .

Date of Possession Activity	01-08-2023
Name of Account	Ameer Khan And Hamida Shadab Khan
Mortgage Property address	Flat No. 302,3rd Floor, Vighnaharta Sudama, Gut/Hissa No. 178/2b, Plot No.42, Situated Village-Pen, District And Division Raigad.
Present Occupant and Contact No.	NIL
Society Details	Vighnaharta Sudama
Name of Authorized Officer	Padadayya channabasayya Hiremath
Other Bank officer	Mr Rahul Yadav
EA/RA team	1. Mr. Tailesh Sheety 2. Mr. Maruti Pangale
Remark	
Our team along with authorized officer and bank officer visited at the mortgage property. They found that flat was locked, so Authorized Officer took symbolic possession by pasting possession notice and we took photograph of the same.	

We are enclosing here with the possession notice, panchnama , photographs, and bill

For GIS Mumbai Pvt Ltd.

Authorised signatory



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Appendix-I
[See rule-4(1)]
PANCHNAMA

Whereas
We

Sr No.	Name of Panch and Fathers'/Husband's Name	Address	Age	Occupation
01.	Tailesh Shetty	Office No. 5, Grover's Mansion 1st floor, 91 Mint Road, Fort Mumbai - 400001	38	Service
02.	Mamuti Pangale	_____ / 1 _____	50	Service

The above mentioned Panchas on being called by Shri Padarajya Channabasa Hiranath the Authorised Officer of **Canara Bank** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers under section 13(4) of the said Act today entered the premises/Property **Shri. Ameer Khan and Smt. Hamida Shadab Khan At: Flat No. 302, 3rd Floor, Vighnaharta Sudama, Gut/Hissa No. 178/2b, Plot No. 42, Situated Village-Pen, District And Division Raigad** and demanded the Payment of the dues mentioned in the demand notice dated **07.09.2022** in respect of Loan Account bearing No. and on its non-payment, taken over possession of Immovable properties as detailed in the inventory attached to this Panchnama between the hours _____ and _____ in our presence.

The borrower's attention is invited to the provisions of sub Sec (8) of Sec (13) of the Act, in respect of time available, to redeem the secured assets.

We also hereby state that during take over the possession We found that Flat was locked so took symbolic Possession by Pasting Possession notice and took photograph of the same

Therefore, we declare that the facts of the Panchnama mentioned herein are true and correct to the best of our observations and knowledge.

1). ()

Signature

Name : Tailesh Shetty
Mob No : 9867159145
Address: Mentioned as above

Date: 01.08.2023 Time: 2:40 PM

2). ()

Signature

Name : Mamuti Pangale
Mob No : 9892510042
Address: Mentioned as above

Date: 01.08.2023 Time: 2:40 PM

Drawn before me

For Canara Bank



Canara Bank
Authorised Officer

For Canada Bank



Authorized Officer



