

Ref: 588/SAMB/SARFAESI/AUCTION/2021

Date: 28-06-2021

✓ M/s. Bhairavnath Cotton Industries Gat No. 1412/1, Nevasa Road, Shevgaon, Taluka Shevgaon, District Ahmednagar- 414502	✓ Guarantor/Mortgagor:- 1.Mr. Balasaheb Bajirao Sonawane 194, Chhatrapati Niwas, Urban Bank Colony, Aurnagabad Road, Ahmednagar-414001
✓ M/s. Bhairavnath Oil Industries Gat No. 1412/1, Nevasa Road, Shevgaon, Taluka Shevgaon, District Ahmednagar- 414502	✓ 2. Mr. Makarand Devidas jamdar Indica Flat No: 302, Adithya Garden City, Varji, Pune -411012, Urban Bank Colony , Gulmohar Road, Savedi, Ahmednagar-414001
✓ Partners : 1. Mrs. Varsha Balasaheb Sonawane 194, Chhatrapati Niwas, Urban Bank Colony, Aurnagabad Road, Ahmednagar-414001	✓ 3. Mr.Balasaheb Dattatraya Akolkar At post Karanji, Tal: Pathardi, Dist Ahmednagar-414001
✓ 2. Mr. Mahadev Manik Danave Vidyanagar, Shevgaon, Tal Shevgaon, District, Ahmdenagar -414502 C/o Nageswar Ginning, Paithan Road,, Shevgaon, tal Shevgaon,Ahmednagar-414502.	✓ 4. Mr. Mahadev Manik Danave Vidyanagar, Shevgaon, Tal Shevgaon, District , Ahmdenagar -414502
✓ 3. Mr. Akshay Balasaheb Sonawane 194, Chhatrapati Niwas, Urban Bank Colony Aurangabad Road, Ahmednagar 414001	✓ 5. Mr. Akshay Balasaheb Sonawane 194, Chhatrapati Niwas, Urban Bank Colony Aurangabad Road, Ahmednagar 414001
✓ 4. Mrs. Vandana Bala Saheb Akolkar At Post karanji, Tal Pathardi, Ahmdeanagr- 414001	✓ 6. Mrs. Vandana bala Saheb Akolkar At Post karanji, tal Pathardi, Ahmdeanagr- 414001
	✓ 7. Mrs .Varsha Balasaheb Sonawane 194, Chhatrapati Niwas, Urban Bank Coloby, Aurangabad Road, Ahmednagar-414001.

Dear Sir/Madam,

Sub.: 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 provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002





**STRESSED ASSET MANAGEMENT BRANCH,
2ND FLOOR, MAKER TOWER, F WING
CUFFE PARADE, Mumbai -400005
samb.mumbai@syndicatebank.co.in**

As you are aware, I/we, on behalf of Canara Bank (e Syndicate), Pune 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 (eSyndicate).

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.

कुते केनरा बैंक
Yours faithfully, Canara Bank

आधिकृत अधिकारी / Authorised Officer
एम.एम. शाखा, मुंबई

Authorized Officer
Canara Bank (e Syndicate),
Stressed Asset Management Branch, Mumbai.
Encl: 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 provision 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/charged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of **Canara Bank (eSyndicate)**, will be sold on "As is where is", "As is what is", "Whatever There is" and "without resource" basis on **22.07.2021** for recovery of **Rs.7,54,91,623.92** (as on 31.05.2021 plus further interest and charges from 01.06.2021 till the date of realization) due to the Stressed Asset Management Branch (erstwhile MCB, Pune Branch), Mumbai of Canara Bank (e Syndicate) from **M/s. Bhairavnath Cotton Industries** situated at Gat No. 1412/1, Nevasa Road, Shevgaon, Taluka Shevgaon, District Ahmednagar- 414502.

Description of the Property	Reserve Price	Earnest Money Deposit
1) All that part and parcel of commercial non agricultural land admeasuring about 7000 Sq.Mts and along with Building/ Construction thereon of 546.80 Sq.Mtrs plus parking area admeasuring 700 Sq.mtrs out of at Gat No.1412/1 in part totally admeasuring 0 H 70 R situated at Nevasa Road, Shevgaon, Taluka Shevgaon, District Ahmednagar- 414502 property in the name of M/s.Bhairavanath Cotton Industries	Rs .1,81,11,000/- (Rupees One crores Eighty One Lakh Eleven Thousand only)	Rs .18,11,100/- (Eighteen Lakhs Eleven thousand one Hundred Rupees only)
2) Plant & Machinery Situated at Gat No. 1412/1, Nevasa Road, Shevgaon, Taluka Shevgaon, District Ahmednagar- 414502 In the name of M/s. Bhairavnath Cotton Industries Inclined Lint Belt Conveyor to convey Lint from Lint Cleaners to press Lint Slopper, Seed Cotton inclined Belt Conveyor to convey seed cotton from THF to Central Trolley, Lint Cleaner 60"having 3 Roll, Line Seed Conveyor to convey cotton seed from each DR Gin l' Machine to Cross Conveyor, Lint Slopper from Belt to press for conveying Lint from inclined Lint Belt Conveyor to press, Central Lint Belt Conveyor System to convey Lint from Each DR Gin to One end of Gin Hall, Lint Chutes to convey Lint from DR Gin Machine to Lint Belt Conveyor, Auto Feeder suitable for Jumbo Gin Machine with grid Boxes, 3adhav Deluxe D.R.Gin Machine Model Jumbo - 58(Seed Chanel types, Central Trolley Feeding System for 24D.R. Gin Jumbo Machine to feed seed Cotton to individual DR Gin Machine, Tractors Hopper Feeder suitable to feed directly to S.C. inclined Belt Conveyor, Power Distribution System Suitable for tractor Hopper Feeder Comprising of electric panel , cables , earthing etc a)MCC Pannel for Tractor Hopper Feeder b)Cable Lung Cable Parkers , Cable ,Earth Conductor etc, Pneumatic Lint Conveying System From Central Lint Belt Conveyor to inclined Lint Belt Conveyor Thru Lint Cleaners,Jadhav Auto Operation Double Box Up Packing Revoving , Doorless ,Pusher &Tramper , Cotton Lint Baling Press	Rs.78,29,000/- (Rupees Severy Eight lakhs Twenty nine Thousand Rupees Only)	Rs.7,82,900/- (Seven Lakh Eighty Two thousand Nine Hundred Rupees Only)



<p>ZEN ax Model, Central Trolley Feeding System for 24 Gin Jumbo Machine to Feed Seed Cotton to Individual DR Gin F4 Machine, Motor Rails, Motor Pulley, Plotor guarding for DN Gin Electric Motor, Bucket Elevator Belt Type with Cross Conveyor, Overhead seed Conveyor ,Electrical Materials :Qubical Box, D.P. Structural /Laterials , D.P. Structure Fitting , RS3 Pole , Conductors , etc , Fire System: rire Hyarent valve, RRL Fire Hose Pipe , Fire Hose Box, Fire Extinguishers, PVC 3"6 Kg pressure Pipe , 5 HP Motors and other Equipments, Electronics Weighbridge (Pitless) Furniture and Fixures, High pressure Misting Pump Set, Polymer Pipe Bundle , High Pressure Anti Drip Fogglng Nozzles , Micron Filters , Hose Nipple and Hose Pipe and other equipment, Loader Machine with Grab Bucket, Nlodel S -3216 with deluxe cabin, L/t make 3 HP induction motors rpm 1440f 100L1, L/T I make SHP induction plotors RPM -960(1325}, L/T make 3 HP induction molors RPI 1 960F 11 2M), L/T make shop induction motors motor —RPM 1440 Ginnina motor, CROMPTON 3hp induction motors Rpm 1440 flange mounted, CROMPTON 5 hp induction motor RPM-1440, flange mounted ,CROPMTON 2 HP Induction Plotors RPM -1440, Flange Mounted, CROPMTON 3 HP Induction, Motors RPM -960, Flange Mounted ,CCTV Cameras</p> <p>(complete details are available at the site)</p>		
<p>3) All that part and parcel of land admeasuring 412.62 Sq.Yrds bearing Gat No:749/1,Plot No: 02, Korde Wasti Near Vishnupuram varur Road, Shevgaon, Ahmednagar - 414502 and Property is in the name of Mr. Balasaheb Bajirao Sonawane.</p>	<p>Rs .8,60,000/- (Rupees Eight lakh Sixty Thousand Rupees Only)</p>	<p>Rs.86,000/- (Rupees Eighty Six Thousand rupees only)</p>
<p>4) All that part and parcel of land bearing Plot No: 01, Plot No: 02, near IOC petrol Pump, gat No; 1044, Shevgaon, Ahmednagar-414502 property in the name of Mr. Balasaheb Bajirao Sonawane and Mr.Balasaheb Dattatraya Akolkar.(Plot No: 01 : 276 sq.mtr, Plot No: 02: 206 Sq.mtr) & All that part and parcel of land bearing Plot No: 02, Plot No: 06 & Plot No:12 near IOC petrol Pump, gat No; 1044, Shevgaon, Ahmednagar-414502 property in the name of Mr.Varsha Balasaheb Sonawane (Plot No:02: 220.21 Sq.mtr, Plot No:06: 186.63 Sq.mtr, Plot No:12:105.84 Sq.mtrs) aggregating to (994.68 Sq. yards or 10703 Sq.ft).</p>	<p>Rs .21,40,000/- (Rupees Twenty One lakh Forty Thousand only)</p>	<p>Rs.2,14,000/- (Rupees Two lakh Fourteen Thousand only)</p>

The Earnest Money Deposit shall be deposited on or before **19.07.2021 up to 5 p.m.**

Details of EMD and other documents to be submitted to service provider on or before **19.07.2021 upto 5.00 pm.**

Date of e-auction	22.07.2021 (11:00 am to 1:00 pm)
Date of inspection of properties	17.07.2021 between 11.00 AM TO 2.00 PM (with prior appointment)

Date up to which documents can.be deposited with Bank is **19.07.2021 up to 5:00 p.m.**



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 **Mr. Anjaneyulu Cherukuri, Authorized Officer/Chief Manager, Canara Bank (e Syndicate), Stressed Asset Management Branch, Mumbai (Mob.No:8297036692) or Mr. Sameer Ghonge Sr. Manager (Law) (Mob No. :9960036174) e-mail id : samb.mumbai@syndicatebank.co.in** during office hours on any working day; or the service provider **M/s C1 India Pvt Ltd, www.bankeauction.com, Udhog Vihar, Phase -2, Gulf Petrochem Building, Bldg no. 301, Gurgaon, Haryana pin - 122015 (Contact No. +91-1244302000, 20, 21, 22, 23, 24 Mr. Harish Gowda Mobile- 9594597555 Email Hareesh.gowda@c1india.com, Mr.Jay Singh Mobile 7738866326 Email: jaysingh@c1india.com or Email: support@bankeauctions.com).**

कृते केनरा बैंक
For Canara Bank

Date: 28.06.2021

Place: Mumbai

प्राधिकृत अधिकारी / Authorised Officer
एम.ए.एम. शाखा, मुंबई
Stressed Asset Management Branch, Mumbai

AUTHORISED OFFICER
CANARA BANK (eSyndicate),
Stressed Asset Management Branch
Mumbai



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 28.06.2021

1.	Name and Address of the Secured Creditor	: Canara Bank (eSyndicate) Stressed Asset Management Branch, 2nd floor, Maker Tower, F wing, Cuffe Parade, Mumbai -400005 samb.mumbai@syndicatebank.co.in
2.	Name & Address of the Borrower(s), / Guarantor(s)/Mortgagors	: 1) Borrower: - M/s. Bhairavnath Cotton Industries Gat No. 1412/1, Nevasa Road, Shevgaon, Taluka Shevgaon, District Ahmednagar- 414502 2) Guarantor/Mortgagor : a) Mrs. Varsha Balasaheb Sonawane b) Mr. Akshay Balasaheb Sonawane c) Mr. Balasaheb Bajirao Sonawane 194, Chhatrapati Niwas, Urban Bank Colony, Aurnagabad Road, Ahmednagar-414001 d) Mr. Makarand Devidas jamdar Indica Flat No: 302, Adithya Garden City, Varji, Pune -411012, Urban Bank Colony , Gulmohar Road, Savedi, Ahmednagar-414001 e) Mr. Balasaheb Dattatraya Akolkar At post Karanji, Tal: Pathardi, Dist Ahmednagar-414001 f) Mr. Mahadev Manik Danave Vidyanagar, Shevgaon, Tal Shevgaon, District , Ahmednagar -414502 g) Mrs. Vandana bala Saheb Akolkar At Post karanji, tal Pathardi, Ahmdeanagr-414001
3.	Total Liabilities as on 31.05.2021	: Rs. 7,54,91,623.92 (Rupees Seven Crores Fifty Four lakhs Ninety One Thousand Six hundred Twenty Three Rupees ninety two Paise) plus interest and charges from 01.06.2021)
4.	a. Mode of Auction b. Details of Auction Service Provider c. Date & Time of Auction	: E-auction M/s C1 India Pvt.Ltd 22.07.2021 (11:00 am to 1:00 pm) (With unlimited extension of 5 min. duration each till the conclusion of the sale).
5.	Reserve Price	: For Sr. No. 1, i.e. Land and Building Rs.181.11 Lakhs For Sr. No. 2, i.e. Plant & Machinery Rs. 78.29 Lakhs For Sr. No. 3, i.e. Land Rs. 8.60 Lakhs For Sr. No. 4 i.e. Land Rs. 21.40 Lakhs
6.	Minimum Bid Increment amount	: Rs. 10,000/- (Rupees Ten Thousand Only)

7. 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 Authorized Officer on the dates mentioned in Sale Notice.
- 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, Stressed Asset Management Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Canara Bank, Stressed Asset Management Branch, **A/c. No: 55503170000016, IFSC Code: CNRB0015550** on or before **19.07.2021** upto 5 p.m. Details of EMD and other documents to be submitted to service provider on or before 22.03.2021 **up to 5.00 pm.**
- e. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **19.07.2021 up to 5 p.m.** to Canara Bank (eSyndicate), Stressed Asset Management 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.
- f. 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, Gurgaon Haryana (Contact No. +91-1244302000, 20, 21, 22, 23, 24, Mr. Harsih Gowda 9594597555 Email: hareesh.gowda@c1india.com, Jay Singh 7738866326 Email jay.singh@c1india.com and support@bankeauctions.com).
- g. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- h. 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.
- i. 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 with in 15 days, the deposit made by him shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again.
- j. 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.
- k. All charges for conveyance, stamp duty / GST registration charges etc., as applicable shall be borne by the successful bidder only.
- l. There is no encumbrance in the property to the knowledge of the bank. Successful Bidder is liable to pay all society 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.
- m. Authorized 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, Mumbai Circle Office or Stressed Asset Management Branch who, as a facilitating centre, shall make necessary arrangements.
- o. For further details contact **Mr. Anjaneyulu Cherukuri, Chief Manager, Canara Bank (eSyndicate), Stressed Asset Management Branch, Mumbai (Mob. No.8297036692) or Mr. Sameer Ghonge, Sr. Manager (Law) (Mob No:9960036174) e-mail id : samb.mumbai@syndicatebank.co.in** or the service provider M/s C1 India Pvt Ltd, <https://www.bankeauctions.com> Udhyog Vihar, Phase - 2, Gulf Petrochem Building, Bldg no. 301, Gurgaon, Haryana pin - 122015 (Contact No. +91-1244302000, 20, 21, 22, 23, 24 Mr. Harish Gowda Mobile- 9594597555 Hareesh.gowda@c1india.com, Mr. Jay Singh Mobile 7738866326 Email: jay.singh@c1india.com or Email: support@bankeauctions.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.

कृते केनरा बैंक
For Canara Bank

Place: Mumbai
Date : 28-06-2021

प्राधिकृत अधिकारी / Authorised Officer
एस.ए.एम. शाखा, मुंबई
Stressed Asset Management Branch, Mumbai

Canara Bank (e Syndicate)
Stressed Asset Management Branch, Mumbai

