



भारत सरकार का उपक्रम/ A GOVERNMENT OF INDIA UNDERTAKING  
प्रधान कार्यालय/HEAD OFFICE : BENGALURU 560002

**COVERING LETTER TO SALE NOTICE**

संदर्भ/Ref: ARM/510362/263/2022-23/PN

दिनांक/Date: 30/12/2022

**By Register Post With AD**

सेवा मे To,

M/s Bharat Corporation  
Prop:Mr. Nasir Parihar  
B-219,Grace Plaza,  
SV Road, Jogeshwari West  
Mumbai 400 102

Mr. Nasir Parihar  
B-219,Grace Plaza,  
SV Road, Jogeshwari West  
Mumbai 400 102

Mr. Abdul Gaffur  
Flat no A 2/F2,  
Milroc Retreat,  
Ribandar, Goa-403 006

Mrs. Neeta Gaffur  
Flat No. A 2/F2,  
Milroc Retreat  
Ribandar, Goa- 403 006

Mr Humayun Padiyar  
3 rd Floor,Vikas Building  
Near Pharmacy College,  
Panaji, Goa-403 001

Dear Sirs,

**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, 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 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 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

Authorized Officer,  
Canara Bank, पणजी, गोवा  
ARM Branch, Panaji, Goa

ENCLOSURE – SALE NOTICE







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### 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 to the Secured Creditor, Possession of which has been taken by the Authorized Officer of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on **31/01/2023 at 11:00 AM to 11:30 AM**, for recovery of **Rs.2,63,23,204.33 (Rupees Two Corer Sixty Three Lakh Twenty Three Thousand Two Hundred Four and Paise Thirty Three Only)** due to the Canara Bank as on 30/09/2022 plus further interest from 01/10/2022 from **M M/s Bharat Corporation represented by its Proprietor Mr.Nasir Parihar, Guarantors (1) Mr Mr Humayun Padiyar, (2) Mr. Abdul Gaffur and (3) Mrs. Neeta Gaffur.**

The reserve price of the Property will be **Rs.77,00,000/- (Rupees Seventy Seven Lakhs Only)** and the earnest money deposit for the property will be **Rs.7,70,000/- (Rupees Seven Lakhs Seventy Thousand Only).**

The Earnest Money Deposit shall be deposited on or before 30/01/2023 at 5:00PM. Bidders shall improve the bidding offer in multiples of Rs.50,000/-(Rupees Fifty Thousand Only). Auction/bidding shall be only through "Online Electronic Bidding" through the website **<https://www.indianbankseuction.com>**, on **31/01/2023 11:00 AM to 11:30 AM**

#### **Details and full description of the immovable properties with known encumbrances, if any**

Office No 24,3<sup>rd</sup> Floor, admeasuring 367 Sq.ft(Carpet area) known as "Mohid Heights"(Under SRA Scheme) constructed on Survey No 111 D admeasuring 6190 Sq. Mtrs situated at Village Ambivalli, Lokhandwala Road, Near RTO Andheri(West), Mumbai owned by Mr Nasir Parihar and bounded as under:-

Towards the North	: Marshy Land
Towards the South	: 18.30 mtrs Wide D.P Road
Towards the East	: Teachers Colony
Towards the West	: Lokhandwala

EMD amount to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank ARM Branch, A/c No. 209272434-SL-OL-RTGS-NEFT, IFSC Code: CNRB0005103 on or before 30/01/2023 at 05:00 PM.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Manager, ARM Branch, Canara Bank, Ph. No. 0832 - 2420647 / 2420056, M: +91 8999196024 OR the service provider M/s Canbank Computer Services Ltd. Contact person: Mr Parakhe D D / Mr Pratap Kanjilal, Contact No: 9480691777 / 9832952602 / 8898418010, Email id: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in) during office hours on any working day.

**Date: 30/12/2022**

**Place: Panaji**



**Authorised Officer**  
प्रधिकृत अधिकारी  
ए. आर. एम्. ब्रांच, पणजी, गोवा  
Canara Bank  
ARM Branch, Panaji, Goa





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दिनांक/Date: 30/12/2022

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 30/12/2022**

1. Name and Address of the Secured Creditor: Canara Bank, ARM Branch, Panaji, Goa
2. Name and Address of the Borrower(s)/ Guarantor(s):

M/s Bharat Corporation  
Prop:Mr. Nasir Parihar  
B-219,Grace Plaza,  
SV Road, Jogeshwari West  
Mumbai 400 102

Mr. Nasir Parihar  
B-219,Grace Plaza,  
SV Road, Jogeshwari West  
Mumbai 400 102

Mr. Abdul Gaffur  
Flat no A 2/F2,  
Milroc Retreat,  
Ribandar, Goa-403 006

Mrs. Neeta Gaffur  
Flat No. A 2/F2,  
Milroc Retreat  
Ribandar, Goa- 403 006

Mr Humayun Padiyar  
3 rd Floor,Vikas Building  
Near Pharmacy College,  
Panaji, Goa-403 001

3. Total liabilities as on 30/09/2022 : Rs.2,63,23,204.33(Rupees Two Corer Sixty Three Lakh Twenty Three Thousand Two Hundred Four and Paise Thirty Three Only) due to the Canara Bank as on 30/09/2022 plus further interest from 01/10/2022.

**4. (a) Mode of Auction : E-Auction**

(b) **Details of Auction service provider:** M/s Canbank Computer Services Ltd.  
Contact Person :Mr Parakhe D D/Mr Pratap Kanjilal  
Contact No: 9480691777 / 9832952602, 8898418010  
Email id: eauction@ccsl.co.in

- (c) **Date & Time of Auction: 31/01/2023: Time: 11:00 AM – 11:30 AM**  
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

- (d) **Place of Auction: <https://www.indianbankseaauction.com>**

**5. Reserve Price: ₹.Rs. 77,00,000/- (Rupees Seventy Seven Lakhs Only)**

**6. EMD Amount: ₹. Rs.7,70,000/-/- (Rupees Seven Lakhs Seventy Thousand Only)**

**7. Other terms and conditions:**

A) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseaauction.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 all working days during office hours from 11:00 am to 05:00 pm.

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.







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संदर्भ/Ref: ARM/510362/263/2022-23/PN

दिनांक/Date: 30/12/2022

D) EMD amount to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank ARM Branch, A/c No. 209272434-SL-OL-RTGS-NEFT, IFSC Code: CNRB0005103 on or before 30/01/2023 at 05:00 PM.

E) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 20/01/2023, 05:00PM, to Canara Bank, ARM 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.indianbankseaauction.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 Canbank Computer Services Ltd. Contact person : Mr Parakhe D D/Mr Pratap Kanjilal, Contact No: 9480691777 / 9832952602 / 8898418010, Email id: eauction@ccsl.co.in

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. 50,000/-(Rupees Fifty Thousand Only). 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, 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.

J) For sale proceeds of Rs.50.00Lakh (Rupees Fifty Lakh 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.

K) All charges for conveyance, stamp duty/GST and registration TDS, tax, dues of Local self Govt. (property tax, water sewerage, electricity bills) etc., if any due against the property shall be borne by the successful bidder only.

L) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.







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M) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or ARM branch who, as a facilitating centre, shall make necessary arrangements.

N) 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 Manager, ARM Branch, Canara Bank, Ph. No. 0832 - 2420647 / 2420056, M: +91 8999196024 OR the service provider M/s Canbank Computer Services Ltd. Contact person: Mr Parakhe D D / Mr Pratap Kanjilal, Contact No: 9480691777 / 9832952602 / 8898418010, Email id: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in) during office hours on any working day.

**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

प्राधिकृत अधिकारी / Authorised Officer  
ए.आर.एम. शाखा, पणजी, गोवा  
ARM Branch, Panaji, Goa  
Canara Bank

Date: 30/12/2022

Place: Panaji

