

Asset Recovery Management Branch
1259/ Renuka Complex, J M Road
Deccan Gymkhana, Pune-411004

Phone: 020-25511034, 9798032011 Email: cb5208@canarabank.com

Ref: ARM/PUNE/Sale Notice/2532/2022

Date: 06.12.2022

1. M/s Chocolate Retail Pvt. Ltd
CTS No. 610, Sadashiv Peth, Kunthe Chowk,
Laxmi Road, Pune 411030
2. Sri Sandeep Ramesh Modi
Pramukh Park Apartment Condominium,
CTS 1144, Shukrawar Peth, Tal. Haveli Dist. Pune - 411002
3. Sri Ramesh Shantilal Modi
C/O Modi Agro Biotech, Modi Tower, 1022, Shukrawar Peth,
Tilak Road, Pune 411002
4. Sri Sachin Bharat Modi
C/O Modi Agro Biotech, Modi Tower, 1022, Shukrawar Peth,
Tilak Road, Pune 411002
5. Sri Bharat Shantilal Modi (Borrower/Guarantor)
Modi Tower, 1022, Shukrawar Peth, Tilak Road, Pune 411002

SUBJECT: 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

Dear Sir/Madam,

As you are aware that Canara Bank, Asset Recovery Management branch, Pune has taken Physical/Symbolic Possession of the asset 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 Asset Recovery Management branch, Pune of 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,

 कृते केनरा बैंक
For CANARA BANK


Authorised Officer,
Canara Bank
मुख्य अधिकारी/Chief Manager
आस्ति वसुली प्रबंधन शाखा, पुणे-4
Asset Recovery Management Br., Pune-4



ENCLOSURE – SALE NOTICE

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 and Movable Assets hypothecated to the Secured Creditor, the **Symbolic Possession** of which has been taken by the Authorised Officer of of Asset Recovery Management Branch, Canara Bank, 2nd Floor, 1259, Renuka Complex, J M Road, Deccan Gymkhana, Pune - 411004, will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" on **16.01.2023**, for recovery of Rs.9,31,85,162.96 (Rs. Nine Crores Thirty One Lakh Eighty Five Thousand One Hundred Sixty Two and Paise Ninety Six only) as on 31.10.2022 plus further interest due to the Asset Recovery Management Branch, Pune of Canara Bank from M/s Chocolate Retail Pvt. Ltd. (Borrower), Sri. Sandeep Ramesh Modi, Sri. Ramesh Shantilal Modi, Sri. Sachin Bharat Modi & Sri. Bharat Shantilal Modi (Borrowers/ Guarantors/Mortgagers).

Details and full description of the immovable properties:


Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
<p>All that part and parcel of Flat No. 5 & 6 (Duplex), (As per declaration Unit No. 201 & 301), on the second & Third floor, Pramukh Park Apartment Condominium, CTS 1144, Shukrawar Peth, Tal. Haveli Dist. Pune - 411002 owned by Sri. Bharat Shantilal Modi and Sri Ramesh Shantilal Modi.</p> <p>Bounded by: East: CTS No. 1143 West: Road South: Other Property North: Society Entrance</p>	<p>Rs. 3,13,20,000/- (Rupees Three Crore Thirteen Lakh Twenty Thousand Only)</p>	<p>Rs. 31,32,000/- (Rupees Thirteen Lakh Thirty Two Thousand, Only) 13.01.2023 till 05.00 PM</p>	<p>Not Known</p>

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 Canara Bank, ARM branch, 1259, Deccan Gymkhana, Renuka Complex, 2nd floor, Jangli Maharaj Road, Pune – 411004. Phone No. 02025511034 & 9798032011.

 कृते केनरा बैंक
For CANARA BANK

Date: 06.12.2022
Place: Pune




मुख्य प्रबंधन/Chief Manager
अस्ति वसुन्नी प्रबंधन शाखा, पुणे-4
AUTHORISED OFFICER
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06.12.2022

1.	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch, 1259, 2 nd Floor, Renuka Complex, J M Road, Deccan Gymkhana Pune- 411 004
2.	Name and Address of the Borrowers and Guarantors	<p>M/s Chocolate Retail Pvt. Ltd. (Borrower) CTS No. 610, Sadashiv Peth, Kunthe Chowk, Laxmi Road, Pune 411030</p> <p>Sri Sandeep Ramesh Modi (Borrower/Guarantor) Pramukh Park Apartment Condominium, CTS 1144, Shukrawar Peth, Tal. Haveli Dist. Pune - 411002</p> <p>Sri Ramesh Shantilal Modi (Borrower/Guarantor) C/O Modi Agro Biotech, Modi Tower, 1022, Shukrawar Peth, Tilak Road, Pune 411002</p> <p>Sri Sachin Bharat Modi (Borrower/Guarantor) C/O Modi Agro Biotech, Modi Tower, 1022, Shukrawar Peth, Tilak Road, Pune 411002</p> <p>Sri Bharat Shantilal Modi (Borrower/Guarantor) Modi Tower, 1022, Shukrawar Peth, Tilak Road, Pune 411002</p>
3.	Total liabilities as on 31.10.2022	Rs.9,31,85,162.96 (Rs. Nine Crores Thirty One Lakh Eighty Five Thousand One Hundred Sixty Two and Paise Ninety Six only)
4.	(a) Mode of Auction	E-auction
	(b) Details of Auction service provider	M/s.Canbank Computer Services Ltd through website: https://www.indianbankseauction.com
	(c) Date and Time of Auction	16.01.2023 at 12:00 pm to 1:00 pm with unlimited extension of 5 mins each
	(d) Place of Auction	Online



5. The reserve price, earnest money deposit, date of deposit of earnest money and the details of the immovable property with known encumbrances is as under:

Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
<p>All that part and parcel of Flat No. 5 & 6 (Duplex), (As per declaration Unit No. 201 & 301), on the second & Third floor, Pramukh Park Apartment Condominium, CTS 1144, Shukrawar Peth, Tal. Haveli Dist. Pune - 411002 owned by Sri. Bharat Shantilal Modi and Sri Ramesh Shantilal Modi.</p> <p>Bounded by: East: CTS No. 1143 West: Road South: Other Property North: Society Entrance</p>	<p>Rs. 3,13,20,000/- (Rupees Three Crore Thirteen Lakh Twenty Thousand Only)</p>	<p>Rs. 31,32,000/- (Rupees Thirteen Lakh Thirty Two Thousand, Only) 13.01.2023 till 05.00 PM</p>	<p>Not Known</p>

6. Other terms and conditions:

- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseauction.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, as on **19.12.2022 to 23.12.2022** between **11.00 AM to 03.00 PM**
- 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.
- EMD** amount i.e. 10 % of the Reserve Price is to be deposited by way of Demand Draft in favour of Authorised Officer, Canara Bank, ARM Branch, Pune OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Branch, A/c No. 209272434 IFSC Code: CNRB0005208 on or before **13.01.2023 by 5.00 p.m.**
- Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/s. Canbank Computer Services Ltd, 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near-Market, Malleshwaram, Bengaluru, Karnataka 560003, Email- ccsleauction@gmail.com; eauction@ccsl.co.in Contact No. +91 94806 91777, +91 88805 31165, +91 88984 18010
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **13.01.2023 by 05.00 PM** to Canara Bank, Asset Recovery Management Branch, 1259, Renuka complex, 2nd Floor, J M Road, Deccan Gymkhana, Pune- 411004 by hand or by email at cb5208@canarabank.com.





(Government of India Undertaking)

**ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX
2ND FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)
Email: cb5208@canarabank.com Phone – +91 20 25511034, 9798032011**

- g) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- h) 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.
 - i) Bidders Name. Contact No. Address, E Mail Id.
 - j) Bidder's A/c details for online refund of EMD.
- k) The intending bidders should register their names at portal <https://www.indianbankseauction.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, 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near-Market, Malleshwaram, Bengaluru, Karnataka 560003, Email- ccsleauuction@gmail.com; eauction@ccsl.co.in Contact No. +91 94806 91777, +91 88805 31165, +91 88984 18010
- l) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- m) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 1,00,000.00 (Rs. One Lakh 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.
- n) 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.
- o) For sale proceeds of Rs. 50 Lakh (Rupees Fifty Lakh) 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.
- p) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- q) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- r) 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, Asset Recovery Management Branch, 1259, Renuka Complex, 2nd Floor, J M Road, Deccan Gymkhana, Pune- 411004 who, as a facilitating centre, shall make necessary arrangements.
- s) For further details **contact Canara Bank, Asset Recovery Management Branch, Deccan Gymkhana, Pune** (Ph. No. 9798032011, 020 25511034) e-mail id: cb5208@canarabank.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.

**Place: Pune
Date: 06.12.2022**



 कृते केनरा बैंक
For CANARA BANK

मुख्य प्रबंधक / Chief Manager
AUTHORISED OFFICER
Asset Recovery Management Branch, Pune-4
CANARA BANK

