केनरा बैंक Canara Bank

(A GOVERNMENT OF INIDA UNDERTAKING)
ARM-II BRANCH, MUMBAI
3rd FLOOR, CANARA BANK BUILDINGADI MARZBAN STREET, BALLARD ESTATE
MUMBAI – 400 001.Tel.: 022-22651128 / 29.Email :cb6289@canarabank.com

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**, will be sold on "As is where is","As is what is" basis on **11.09.2023** for recovery of Rs.8,70,41,802.31 (as on 10.07.2023 plus further interest and charges there on)due to the ARM II Branch of Canara Bank from **M/s.InnovaFabtex**, at Gala no. B3 and B4 House No 1159, Khambha Road, Mithpada, Kedia Compound ShelarBhiwandi, Mumbai– 421302, represented by its Directors/Guarantors(1) Mr. Sunil Kukreja (2) Mrs. Lisa Kukreja (3) Mr. NimeshNavnitari Shah (4) Mrs. KiranNimesh Shah (5) Mr. Anil RadhakrishnaKukreja.

Sl. No	Description of the Property	Reserve Price	Earnest Money Deposit
1.	Factory Land and Building bearing Sy. No 23/5,26/2,28/3/2 along with ground floor Gala no.B1 & B2, H no.1159, situated at Kambha Road, Mithpada,Kedia Compound, Village –Shelar, Tal- Bhiwandi, Distt– Thane, Mumbai-421302adm plot area of 400 sq. yard or 344.44 sq. mtr in the name of Mr. Anil RadhaKrishnaKukreja. **Physical Possession**	Rs.56,70,000/-	Rs. 5,67,000/-
2.	Hypothecated Plant and Machinery available at Sy. No 23/5,26/2,28/3/2 alongwith ground floor Gala no.B1 & B2, H no.1159, situated at KambhaRoad, Mithpada,Kedia Compound, Village –Shelar, Tal- Bhiwandi, Distt– Thane, Mumbai-421302adm plot area of 400 sq. yard or 344.44 sq. mtr in the name of Mr. Anil RadhakrishnaKukreja **Physical Possession**	Rs. 91,80,000/-	Rs. 9,18,000/-
3.	Flat no.403, on 4th floor, in building no.11 known as 'Harmony' in "Highland Residency 'B' CHS Ltd." Situated on Balkum Road, near Yashasvinagar, Dhokali, Kolshet in Thane (West) -400607having built up area of 698 sq.ft. in the name of Mr.SunilRadhakrishnaKukrejaand Mrs. Lisa Sunil Kukreja.**Physical Possession**	Rs. 83,53,000/-	Rs. 8,35,300/-

The Earnest Money Deposit shall be deposited on or before **06.09.2023** upto **5.00 p.m.**

Details of EMD and other documents to be submitted to service provider on or before 06.09.2023 upto 5.00 pm.
Date up to which documents can be deposited with Bank is 06.09.2023 upto 5.00 pm.

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MUMBAI – 400 001.Tel.: 022-22651128 / 29.Email :cb6289@canarabank.com

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. Paritosh Kumar, Chief Manager, Canara Bank, ARM II Branch, Mumbai (Mob.No. 8828328297) or Mr. Sumit Kumar, Manager, (Mob No.: 9345332323) E-mail id : cb6289@canarabank.com during office hours on any working day or the service providerM/s C1 India Pvt. Ltd., Udyog Vihar, Phase - 2, Gulf Petrochem Building, Building No. 301, Gurgaon, Haryana. Pin-122015 (Contact No.+911244302020/21/22/23/24, support@bankeauctions.com;hareesh.gowda@c1india.com.

कृते केनरा बैंक CANARA BANK

Paritosh Kumar

PARITOSH KUMAR
अधिकृत अधिकारी / Authorised Officer
मुख्य प्रबंधक / CHIEF MANAGER
आस्ति वसूली प्रबंधन शाखा
ASSET RECOVERY MGMT BR-II
मुंबई MUMBAI-400001.

Date: 05.08.2023
Place:Mumbai

AUTHORISED OFFICER
CANARA BANK, ARM-II BRANCH

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(A GOVERNMENT OF INIDA UNDERTAKING)

ARM-II BRANCH, MUMBAI

3rd FLOOR, CANARA BANK BUILDINGADI MARZBAN STREET, BALLARD ESTATE

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 05.08.2023

1.	Name and Address of the Secured Creditor	:	Canara Bank, ARM II Branch, 3rd Floor, Canara Bank Building,AdiMarzban Street, Ballard Estate,Mumbai – 400 001.
2.	Name and Address of the Borrower(s) / Guarantor(s)	:	M/s.Innova Fabtex, at Gala no. B3 and B4 House No 1159, Khambha Road, Mithpada, Kedia Compound ShelarBhiwandi, Mumbai – 421302 Represented by its Directors : 1) Mr. Sunil Kukreja, (2) Mr. Lisa Kukreja, (3) Mr. Nimesh Navnitari Shah, (4) Mrs. KiranNimesh Shah, (5) Mr. Anil RadhakrishnaKukreja
3.	Total Liabilities as on 30.06.2022	:	Rs.8,70,41,802.31 (as on 10.07.2023 plus further interest and charges thereon)
4.	a. Mode of Auction b. Details of Auction Service Provider c. Date & Time of Auction	: : :	E-auction M/s C1 India Pvt. Ltd. **11.09.2023 (11.30.am to 12.30 pm)** (with unlimited extension of 5 min. duration each till the conclusion of the sale).
5.	Reserve Price	:	As per Sale Notice

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 Authorized Officer on the dates mentioned in Sale Notice.

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 Authorized Officer, Canara Bank, ARM II Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Canara Bank, ARM II Branch, A/c. No. 209272434, IFSC Code: CNRB0006289 on or before 06.09.2023upto 5.00 p.m. Details of EMD and other documents to be submitted to service provider on or before 06.09.2023upto 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 06.09.2023upto 5.00 p.m. to Canara Bank, ARM 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.

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, UdyogVihar, Phase - 2, Gulf Petrochem Building, Building No. 301, Gurgaon, Haryana. Pin - 122015 (Contact No. +91 124 4302020 / 21 / 22 / 23 / 24, Email: support@bankeauctions.com; hareesh.gowda@c1india.com).

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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/-. 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 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 ARM II Branch who, as a facilitating centre, shall make necessary arrangements.

o. For further details contact Mr. Paritosh Kumar, Chief Manager, Canara Bank, ARM II Branch, Mumbai (Mob.No. 8828328297) or Mr. Sumit Kumar, Manager, (Mob No.: 9345332323) e-mail id: cb6289@canarabank.com or the service provider M/s C1 India Pvt. Ltd, UdyogVihar, Phase - 2, Gulf Petrochem Building, Building No. 301, Gurgaon, Haryana. Pin - 122015 (Contact No. +91 124 4302020 /21/22/23/24, Email: support@bankeauctions.com; hareesh.gowda@c1india.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 CANARA BANK

Paritosh Kumar

PARITOSH KUMAR
अधिकृत अधिकारी / Authorised Officer
मुख्य प्रबंधक / CHIEF MANAGER
आस्ति वसूली प्रबंधन शाखा-II
ASSET RECOVERY MGMT. BR-II
मुंबई MUMBAI - 40000

Place :Mumbai
Date: 05.08.2023

Authorized Officer
Canara Bank,
ARM-II Branch, Mumbai