

Ref:CB/ARM-II/SALE NOTICE/PRAMUKHCL/SK

Date: 05.01.2022

To

<b>M/S Pramukh Closures Pvt. Ltd</b> 35-K, Laxmi Industrial Estate New Link Road, Andheri West Mumbai 400053	<b>Mr. Mukesh Umraomal Jain</b> Flat No. 1/2, 2nd floor, Block B, Premabai Enclave, Borda, Margao, Goa- 403601
<b>Mrs. Rina Mukesh Jain</b> Flat No. 1/2, 2nd floor, Block B, Premabai Enclave, Borda, Margao, Goa- 403601	

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement and 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 has taken Physical 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 ARM-II, Mumbai 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.

There is without prejudice to any other rights available to the bank under the subject Act/ or any other law in force.

Yours faithfully,

Authorized Officer,  
Canara bank



ASSET RECOVERY MANAGEMENT BRANCH-II/ आस्ति वसूली प्रबंधन शाखा-II  
3<sup>RD</sup> FLOOR, CANARA BANK BUILDING/तिसरी मंजिल, केनरा बैंक  
ADI MARZBAN STREET, BALLARD ESTATE/आदि मर्ज़बान पथ, बेल्लार्ड इस्टेट  
FORT, MUMBAI 400 001/ फोर्ट, मुम्बई



**ASSET RECOVERY MANAGEMENT BRANCH-II**  
CANARA BANK BUILDING, 3RD FLOOR, ADI MARZBAN STREET, BALLARD ESTATE, FORT, MUMBAI – 400 001  
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 **Physical 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", basis on **24.01.2022** for recovery of **Rs.5,11,00,302.69** (as on 31.08.2021 plus further interest and charges from 01.09.2021 till the date of realization) due to the ARM II Branch, Mumbai of Canara Bank (eSyndicate) from **M/S Pramukh Closures Pvt. Ltd**, 35-K, Laxmi Industrial Estate, Andheri (W) Mumbai.

Description of the Property	Reserve Price	Earnest Money Deposit
1) All Two Flats Combined together as one single Flat bearing No. S1 & S2 admeasuring 130.58 sq. mts situated on the 2nd Floor of building "B" constructed in the property known as "DEPOIBATA" situated at Borda within the area of Margao Municipal Council surveyed in the City of Margao under Chalta No. 67 of P.T. Sheet No. 134 Situated near Pai palace Hotel ,Baroda Margao ,Salcete-Goa	<b>Rs.42.30 Lakhs</b>  ( Forty Two Lakhs Thirty Thousand only)	<b>Rs. 4.23 Lakhs</b>  ( Four Lakh Twenty Three Thousand only)

The Earnest Money Deposit shall be deposited on or before **21.01.2022** upto **5 p.m.**

Details of EMD and other documents to be submitted to service provider on or before **21.01.2022** upto **5.00 pm.**

Date of inspection of properties with prior appointment with Authorized Officer as below:

<b>DATE AND TIME OF INSPECTION</b>	<b>20.01.2022 between 11.00 AM TO 2.00 PM (with prior appointment)</b>
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Date up to which documents can be deposited with Bank is **21.01.2022** upto **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](http://www.canarabank.com)) or may contact Mr. Pradeep Padman, Chief Manager, Canara Bank, ARM II Branch, Mumbai (Ph.No.: 022 -22651128/29/Mob.No. 7639236670) or Mr.Sanjeet Kumar (Mob. No. 8797860296) E-mail id : [cb6289@canarabank.com](mailto:cb6289@canarabank.com) during office hours 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 Contact Person Mr.Hareesh Gowda Mob.no.9594597555 (Contact No.+911244302020/21/22/23/24, [support@bankeauctions.com](mailto:support@bankeauctions.com); [hareesh.gowda@c1india.com](mailto:hareesh.gowda@c1india.com)).

Date: 05.01.2022

Place: Mumbai



  
**AUTHORISED OFFICER**  
**CANARA BANK**



**ASSET RECOVERY MANAGEMENT BRANCH-II**

CANARA BANK BUILDING, 3RD FLOOR, ADI MARZBAN STREET, BALLARD ESTATE, FORT, MUMBAI – 400 001

Email: cb6289@canarabank.com

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 05.01.2022**

1.	Name and Address of the Secured Creditor	:	Canara Bank ( e-syndicate) ASSET RECOVERY MANAGEMENT BRANCH-II CANARA BANK BUILDING, 3RD FLOOR, ADI MARZBAN STREET, BALLARD ESTATE, FORT, MUMBAI – 400 001
2.	Name & Address of the Borrower(s), / Guarantor(s)/Mortgagors	:	1) Borrower: - M/S Pramukh Closures Pvt. Ltd 35-K, Laxmi Industrial Estate New Link Road, Andheri West Mumbai 400053 2) Guarantor:- Mr. Mukesh Umraomal Jain 3) Guarantor:- Mrs. Rina Mukesh Jain Flat No. 1/2, 2nd floor, Block B, Premabai Enclave, Borda, Margao, Goa- 403601
3.	Total Liabilities as on 31.08.2021	:	Rs. Rs.5,11,00,302.69 (Rupees Five Crore Eleven Lakhs Three Hundred Two & Paise sixty Nine Only) plus interest and charges from 01.09.2021)
4.	a. Mode of Auction b. Details of Auction Service Provider c. Date & Time of Auction	:	E-auction M/s C1 India Pvt Ltd 24.01.2022 (11:00 am to 12:00 pm) (With unlimited extension of 5 min. duration each till the conclusion of the sale).
5.	Reserve Price	:	Rs. Rs. 42.30 Lakhs
6.	Minimum Bid Increment amount	:	Rs. 10000/- (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.
- 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 , Mumbai** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, **ARM-II Branch , Mumbai** A/c No 1389296000003 IFSC Code: CNRB0001389 on or before **21.01.2022 up to 05.00 pm**
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **21.01.2022 upto 5 p.m.** to Canara Bank ARM II Branch by hand or by email.
  - Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
  - 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.
  - Bidders Name, Contact No., Address, E-Mail Id.
  - Bidder's A/c. details for online refund of EMD.





**ASSET RECOVERY MANAGEMENT BRANCH-II**

CANARA BANK BUILDING, 3RD FLOOR, ADI MARZBAN STREET, BALLARD ESTATE, FORT, MUMBAI - 400 001  
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- 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](mailto:hareesh.gowda@c1india.com), Jay Singh 7738866326 Email [jay.singh@ciindia.com](mailto:jay.singh@ciindia.com) and [support@bankeauctions.com](mailto: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 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.
- 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 III Branch who, as a facilitating centre, shall make necessary arrangements.
- o. For further details contact Mr. Pradeep Padman, Chief Manager, Canara Bank ,ARM II Branch, Mumbai ((Ph. No.022 22651128 / 29 /Mob.No.7639236670 ) or Mr.Sanjeet Kumar (Mob. No. 8797860296), e-mail id: cb6289@canarabank.com 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](mailto:Hareesh.gowda@c1india.com), Mr. Jay Singh Mobile 7738866326 Email: [jay.singh@c1india.com](mailto:jay.singh@c1india.com) or Email: [support@bankeauctions.com](mailto: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.

Place : Mumbai  
Date : 05.01.2022



**Authorized Officer**  
**Canara Bank**