

(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 25532165/25511027

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable/movable 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/movable properties mortgaged/charged to the Secured Creditor, the **Symbolic possession** of which has been taken by the Authorized Officer of ARM branch, Pune of the Canara Bank, will be sold on “**As is where is**”, “**As is what is**” and “**Whatever there is**” basis on **05.03.2022** for recovery of Rs. 45,71,24,560.81 (as on 31/12/2021) plus further interest and charges due to the ARM branch, Pune of Canara Bank from **M/s Mitsom Enterprises Pvt. Ltd (Borrower)** having registered office at Flat No. 1, Vishnuprasad Building, 783/B, Opposite Kamala Nehru Park, Erandwane, Pune -411004 through its directors: Mrs. Monali Amit Thepade, Mr. Govindlal Ramnivas Chandak, and guarantors : Mrs. Monali Amit Thepade, Mr. Govindlal Ramnivas Chandak and Mr. Amit Ashok Thepade and corporate guarantor : M/s Galaxy Construction & Contractors Private Limited of M/s Mitsom Enterprises Pvt. Ltd.

Details of full description of the immovable/movable properties, Reserve Price, EMD and last date to deposit EMD are as follows:

(All amounts in actual Rupees)

Sl. No	Location & Details of the Properties	Reserve Price	EMD & last date to deposit EMD	Known Encumbrance
1	Land & Building No. B (Ground + 3 Floors) at CTS No. 768/B, Near Sharmili Chowk, Kumthekar Road, Sadashiv Peth, Laxmi Road, Pune admeasuring 465 Sq. Mts.(5005.26 Sq.ft.) & 7666 Sq. Ft. in the name of M/s Galaxy Construction & Contractors Pvt. Ltd. Bounded as under: East: Road West: Property of Vilas Surana North: Building A South: Property of Shripad Shrivallabh Co-Operative Housing Society.	7,77,00,000.00	77,70,000.00 04.03.2022 by 5.00 PM	Property in Possession of tenants
2	All that piece & parcel property of residential flat premises, converter into office premises, Flat No.1, adm. About 83.28 sq.mtr(896 sq.ft), on the stilt floor(P+1),with attached terrace adm. 11.53 sq.mt,in the building named “Vishnuprasad Apartment Condominium”, CTS No. 783 B, Final plot 192, Near Kamala Nehru	1,15,20,000.00	11,50,000.00 04.03.2022 by 5.00 PM	Not known to bank

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<p>Park, off Bhandarkar Institute road, within PMC limits, Shivajinagar(Bhamburda), Tal:Haveli, Dist: Pune in the name of Mr. Amit Ashok Thepade.</p> <p>Bounded as under On East – Remaining portion of the final plot 192 On West – 10' Pune Municipal Corp. Lane On North – Final plot no.193 On South – 30' wide Pune Municipal Corp. Road</p>			
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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, ARM branch, 1259, Deccan Gymkhana, Renuka Complex, 2nd floor, Jangli Maharaj Road, Pune – 411004. Phone No. 02025511027 & 25532165 during office hours on any working day.

Date: 29.01.2022
Place: Pune

Authorized Officer
Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1. Name and Address of the Secured Creditor : Canara Bank, ARM branch, 1259, Deccan

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Gymkhana, Renuka Complex, 2nd floor, Jangli
Maharaj Road, Pune – 411004. Phone No.
02025511027 & 25532165

2. Name and Address of the Borrower (s) : **1.M/s Mitsom Enterprises Pvt.Ltd (Borrower)**
Flat no 1, Vishnuprasad Building, 783/B, Opoosite
KamalaNehru Park, Erandwane, Pune -411004
- 2. Mrs. Monali Amit Thepade (Director)**
Flat No 501, Galaxy Jay Parijat, Bhosale Nagar,
Pune- 411007
- 3. Mr. Govindlal Ramnivas Chandak (Director)**
Flat No 12, Sai Satyam Residency, Bhavani Peth,
Solapur North, Solapur (MH) - 413002
- 4. Mr. Amit Thepade (Guarantor)**
Flat No 2, Nyasa Apartments, 14th Lane, Income
Tax Lane, Prabhat Road, Pune – 411004
- 5. M/s Galaxy Construction & Contractors Pvt.
Pvt. Ltd.(Guarantor)**
783, Vishnuprasad, Near Kamala Nehru Park,
Erandwane, Pune -411004
3. Total liabilities as on 31.12.2021 : Rs. 45,71,24,560.81 plus further interest, charges & tax
as applicable.
4. (a) Mode of Auction : E auction
(b) Details of Auction service provider :
- M/s Canbank Computer Services Ltd, Malleswaram,
Bangalore. (Contact.no
9480691777/8880531165/8898418010)Email-
eauction@ccsl.co.in
- (c) Date & Time of Auction : **05.03.2022** from 12.00 p.m. to 01.00 pm with
unlimited Extensions of 5 minutes each
- (d) Place of Auction : Online auction through www.indianbankseauction.com
5. The reserve price, earnest money deposit, date of deposit of earnest money and details and full
description of the immovable property is as under

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6. Other Terms and Conditions:

a) Auction/bidding shall be only through “Online Electronic Bidding” through the website www.indianbankseuction.com Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

b) The properties can be inspected with prior appointment with authorized officer on **14.02.2022 to 18.02.2022 between 11.00 AM to 03.00 PM.**

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c) The properties will be sold for the price which is more than the reserve price and the participating bidders may improve their offer further during the auction process.

d) 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, RO 1, Pune A/c No. 8355295000001. IFSC Code: CNRB0008355 on or before **04.03.2022 by 5.00 p.m.**

e) 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, Bangalore (Contact no 9480691777/ 8880531165/ 8898418010, e- mail: eauction@ccsl.co.in)

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/Details on or before **04.03.2022 by 05.00 PM to Canara Bank, ARM branch, 1259, Deccan Gymkhana, Renuka Complex, 2nd floor, Jangli Maharaj Road, Pune – 411004.** Phone No. 02025511027 & 25532165 by hand or by post/mail.

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.

g) The intending bidders should register their names at portal www.indianbankseaction.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, Bangalore (Contact nos. 9480691777/8880531165/8898418010, e-mail: eauction@ccsl.co.in).

h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in **multiples of Rs.1,00,000/-** (Rupees One Lakh Only). The Bidder who submits the highest bid (above the Reserve Price) on the 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.

j) 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 the 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 properties shall forthwith be put up for sale again.

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k) For Sale proceeds of Rs.50.00 (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.

l) All charges for conveyance, stamp duty/GST, registration charges etc., as applicable shall be borne by the successful bidder only.

m) Authorised 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 concerned Circle Office, Pune or ARM branch, Pune who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact Canara Bank, ARM branch, 1259, Deccan Gymkhana, Renuka Complex, 2nd floor, Jangli Maharaj Road, Pune – 411004. Phone No. 8600208688, 9557966005, 02025511027 & 25532165. or the service provider M/s. Canbank Computer Services Ltd, Bangalore (Contact nos. 9480691777/ 8880531165/ 8898418010, e-mail: eauction@ccsl.co.in)

Special Instructions/ Caution

Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Canara Bank nor 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 required to make all the necessary arrangements / alternatives such as back-up power supply whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

DATE: 29.01.2022
PLACE: PUNE

AUTHORISED OFFICER
CANARA BANK