

केनरा बैंक

Canara Bank

सिंडिकेट Syndicate



ASSET RECOVERY MANAGEMENT BRANCH-III
(15066) CANARA BANK BUILDING, 3RD FLOOR,
ADI MARZBAN STREET, BALLARD ESTATE,
FORT, MUMBAI - 400 001
Email: armb.mumbai@syndicatebank.co.in

Canara Bank [erstwhile Syndicate Bank amalgamated into Canara Bank with effect from 1st April 2020 in terms of Gazette of India No. GSR No. 155(E) dated 4th March 2020 issued by Government of India.]

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", "Whatever There is" and "without recourse", basis on **25.02.2021** for recovery of **Rs. 166170140.23** (as on 31.01.2021 plus further interest and charges from 01.02.2021 till the date of realization) due to the ARM III Branch, Mumbai of Canara Bank (eSyndicate) from **M/S OM SHIVAM CONSTRUCTIONS**, OM Palace Building, Ground Floor, Dr. Ambedkar Road, Pali Hill, Khar West, Mumbai-400052

| Description of the Property | Reserve Price | Earnest Money Deposit |
|---|--------------------------|------------------------|
| Residential Property/Land at Plot no. 221-F, Admeasuring 495.40 sq yds, comprised in khata no. 484/479, Khasra No. 20//15/1 as per Jamabandi for the year 2009-10, situated within Abadi Maharshi Balmik Nagar, Near Income Tax Office, Haibowal Khurd, Hadbast No. 158, Tehsil and Dist. Ludhiana. owned by Mrs. Pinky Chopra and bounded on East:- Road 100 Ft wide West:- Road 30 Ft Wide North:- Plot no. 222-F South:- Road 30 Ft. Wide | Rs. 2,28,000,00/- | Rs. 22,80,000/- |

The Earnest Money Deposit shall be deposited on or before **24.02.2021** upto **5:00 pm**. Details of EMD and other documents to be submitted to service provider on or before **24.02.2021** upto **5.00 pm**.

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

| | |
|------------------------------------|---|
| DATE AND TIME OF INSPECTION | 19.02.2021 between 11.00 AM TO 2.00 PM (with prior appointment) |
|------------------------------------|---|

Date up to which documents can be deposited with Bank is **24.02.2021** upto **5:00 pm**.

For detailed terms and conditions of the sale, please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact **Mr. Ravindra Kumar Sinha, Chief Manager, Canara Bank (eSyndicate), ARM III Branch, Mumbai Mob.No. 8425944571**, **Mr. Pradeep Padman, Chief Manager, ARM-II, Mumbai Contact No. 7639236670** or **Mr. Yogesh Dhurandhar Manager (Law) (Mob No.: 9699963535)** or **Mr. Ripan Madan (Mob No.: 9501082945)** e-mail id : armb.mumbai@syndicatebank.co.in during office hours on any working day; or the service provider **M/s C1 India Pvt Ltd, www.bankeauction.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 Email Hareesh.gowda@c1india.com, Mr. Jay Singh Mobile 7738866326 Email: jaysingh@c1india.com or Email: support@bankeauctions.com).**

कृते केनरा बैंक / For Canara Bank

अधिकृत अधिकारी / Authorized Officer

Date: 08.02.2021
Place: Mumbai

CANARA BANK, ARM-III BRANCH, Mumbai

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 08.02.2021

| | | | |
|----|---|---|--|
| 1. | Name and Address of the Secured Creditor | : | Canara Bank (eSyndicate), Asset Recovery Management Branch-III (15066) Canara Bank Building, 3rd Floor, Adi Marzban Street, Ballard Estate, Fort, Mumbai – 400 001 |
| 2. | Name and Address of the Borrower(s) / Guarantor(s) | : | 1) Borrower: -M/s Om Shivam Constructions and 2) Guarantor:- Mr. Balraj Jagdish Chopra At. : OM Palace Building, Ground Floor, Dr. Ambedkar Road, Pali Hill, Khar West, Mumbai-400052 3) Partners: Mrs. Pinky Balraj Chopra and 4) Partners: Mrs. Kavita Mahindra Chagalani At. Plot No. 51, Flat No.5, 2 nd Floor, Chandrakunj Building, Next to Sony Mony Electronics, J P Road, Andheri West, Mumbai - 400058 |
| 3. | Total Liabilities as on 31.01.2021 | : | Rs. 166170140.23 (Rupees Sixteen Crores Sixty One Lakhs Seventy Thousand One Hundred Forty and Paise Twenty Three Only) plus interest and charges from 01.02.2021) |
| 4. | a. Mode of Auction b. Details of Auction Service Provider c. Date & Time of Auction | : | E-auction M/s C1 India Pvt Ltd 25.02.2021 (1:00 pm to 2:00 pm) (with unlimited extension of 5 min. duration each till the conclusion of the sale). |
| 5. | Reserve Price | : | Rs. 2,28,00,000/- (Rs. Two Crore Twenty Eighty Lacs Only) |
| 6. | Minimum Bid Increment amount | : | Rs. 20000/- (Twenty Thousand Only) |

7. 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(eSyndicate), ARM III Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Asset Recovery MGMT, Syndicate Bank (Now Canara Bank), ARM III Branch, **A/c. No. 50771140000020, IFSC Code: SYNB0005077** on or before **24.02.2021** upto 5 p.m. Details of EMD and other documents to be submitted to service provider on or before **24.02.2021 upto 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 **24.02.2021 upto 5:00 pm.** to Canara Bank (eSyndicate), ARM III 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, Gurgaon Haryana (Contact No. +91-1244302000, 20, 21, 22, 23, 24, Mr. Harsih Gowda 9594597555 Email: hareesh.gowda@c1india.com, Jay Singh 7738866326 Email jay.singh@ciindia.com and 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 20,000/-. 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. The Authorized Officer reserves its rights to change the time/date of e-auction for any technical issues faced by the Service Provider.
- o. 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.
- p. For further details contact **Mr. Ravindra Kumar Sinha, Chief Manager, Canara Bank (eSyndicate), ARM III Branch, Mumbai (Mob.No. 8425944571), Mr. Pradeep Padman, Chief Manager, ARM-II, Mumbai Contact No. 7639236670 or Mr. Yogesh Dhurandhar Manager (Law) (Mob No.: 9699963535) or Mr. Ripan Madan (Mob No.: 9501082945) e-mail id : armb.mumbai@syndicatebank.co.in 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, Mr. Jay Singh Mobile 7738866326 Email: jay.singh@c1india.com or Email: 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.

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT

The Borrowers / Guarantors are hereby given notice to pay the sum mentioned as above before the date of auction, failing which the property will be auctioned and balance if any will be recovered with interest and cost from them by legal avenues.

कृते केनरा बैंक / For Canara Bank


अधिकृत अधिकारी / Authorized Officer

Authorized Officer

Canara Bank, ARM-III Branch, Mumbai

Place : Mumbai
Date : 08.02.2021