

REF : CB2360/SARFAESI/E-Auction-Sale Notice/Pafetech/553/2024

DATE : 18.07.2024

To,

<p><b>(1) M/s. Pafetech Enterprises Pvt Ltd</b> <b>(Borrower)</b> Unit no. A/114, 1<sup>st</sup> floor, A Wing, Siddhivinayak Square, Near New Cuffe Parade Mukandrao Ambedkar Road Wadala Mumbai City 400037.</p> <p>And also at - 4025, Ease Zone Opp. SBI &amp; Ozone Goregaon Mulund Link Road, Malad West 400064</p>	<p><b>(2) Mr. Sagar Pravin Raut</b> <b>(Director &amp; Guarantor)</b> A/02, Nishad Apartment Swarganga Complex Agashi Raod, Boling Virar West - 401303.</p>
<p><b>(3) Mr.Siddhant Bhalchandra Vaze</b> <b>Director &amp; Guarantor</b> 540/A Vaze Ali, Opp. Ganesh Mandir Bolink, Virar West-401303</p>	<p><b>(4) Mr.Siddharth Deepak Thakur Guarantor &amp; Mortgagor</b> Tara Bhuvan, Datta Mandir Road, Near Sanjivani Hospital Virar West-401303</p>
<p><b>(5) Mr.Deepak Harishchandara Thakur</b> <b>Guarantor &amp; Mortgagor</b> Tara Bhuvan, Datta Mandir Road, Near Sanjivani Hospital Virar West-401303</p>	<p><b>(6) Mr.Paresh Chimanlal Mehta</b> <b>Guarantor &amp; Mortgagor</b> B/603, Madhavkunj, Sodawala Lane Chamunda Circle, Borivali West - 400092</p>
<p><b>(7) Mr.Pankaj L Agarwal</b> <b>Guarantor &amp; Mortgagor</b> 405, Vasant Marvel Complex, Grandeur CHSL W E Highway Near Magathane Telephone Exchange Borivali East - 400066</p>	<p><b>(8) Mr.Rohan Jayendra Thakur</b> <b>Guarantor &amp; Mortgagor</b> Thakur Nivas Raja Shivaji Rd Virar West Thane -401303</p>
<p><b>(9) Mr.Laxmi Narayan P Agarwal</b> <b>Guarantor &amp; Mortgagor</b> 501, Grandeur Tower, Vasnt Marvel Complex W.Exp Highway, Borivali East-400066</p>	<p><b>(10) Mr.Chimanlal Mehta</b> <b>Guarantor &amp; Mortgagor</b> B/603, Madhavkunj, Sodawala Lane Chamunda Circle, Borivali West - 400092</p>
<p><b>(11)Mr.Chetan Dhirajlal Mehta</b> <b>Guarantor &amp; Mortgagor</b> B/603, Madhavkunj, Sodawala Lane Chamunda Circle, Borivali West - 400092</p>	<p><b>(12) Mr.Rambabau Agarwal</b> <b>Guarantor &amp; Mortgagor</b> 1102, Samarpan Royale, Kanakia Complex Opp.W E Highway Borivali East, Mumbai 400066</p>
<p><b>(13)M/s.Viva Gokul Builders</b> <b>Corporate Guarantor</b> Shop no.9, Gokul Annexe Agarwal Garden Phase II Gokul Township Virar West Thane - 401303</p>	<p><b>(14) M/s Viva Enterprises Ltd</b> <b>Corporate Guarantor</b> 1<sup>st</sup> Floor, Thakur Arcade, Virar West, Vasai Taluka, Thane -401303</p>
<p><b>(15)M/s.Ascent Projects Management Pvt Ltd</b> <b>Corporate Guarantor</b> F-103, Kasturi Buidling Sanghavi Corporate Park Off.Govandi Station Raod, Deonar Village Mumbai-400088</p>	



(भारत सरकार का उपक्रम/A GOVERNMENT OF INDIA UNDERTAKING)

**आस्ति वसूली प्रबंधन शाखा-1 मुम्बई / ARM BRANCH - I MUMBAI**

37, KHSAMALAYA, OPP PATKAR HALL, NEW MARINE LINES, THACKERSAY MARG, MUMBAI - 400 020

Email : [cb2360@canarabank.com](mailto:cb2360@canarabank.com) TEL. - 022-22065425/30 WEB :: [www.canarabank.com](http://www.canarabank.com)

Dear Sirs,

**SUB : Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of 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, ARM-I Branch, Mumbai have taken 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-I Branch, 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.

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

कृते केनरा बैंक / FOR CANARA BANK

Yours faithfully,

प्राधिकृत अधिकारी एवं मुख्य प्रबंधक  
AUTHORISED OFFICER & CHIEF MANAGER

आस्ति वसूली प्रबंधन शाखा, मुम्बई - 400 020.  
ASSET RECOVERY MGMT. BR. MUMBAI-400 020.

**CANARA BANK, ARM-I BRANCH, MUMBAI.**



Encl: Sale Notice dated 18.7.2024

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### 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 **Symbolic 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 **07.08.2024** for recovery of Rs.20,08,05,410.00 (as on 26.10.2023 plus further Interest and cost from 27.10.2023) due to the ARM I Branch of Canara Bank from Borrower **M/s.Pafetech Enterprises Pvt Ltd** and Mortgagors (1)Mr.Sagar Pravin Raut, (2)Mr.Siddhant Bhalchandra Vaze, (3)Mr.Siddharth Deepak Thakur,(4)Mr.Deepak Harishchandara Thakur,(5)Mr.Paresh Chimanlal Mehta,(6) Mr.Pankaj L Agarwal,(7)Mr.Rohan Jayendra Thakur, (8)Mr.Laxmi Narayan P Agarwal, (9) Mr.Chimanlal Mehta,(10)Mr.Chetan Dhirajlal Mehta,(11)Mr.Rambabau Agarwal, (12) M/s.Viva Gokul Builders, (13) M/s Viva Enterprises Ltd, (14) M/s. Ascent Projects Management Pvt Ltd.

#### Description of the Property

Type J Building consisting of Ground + Four upper floors knows as Viva Gokul Arcade constructed on Land bearing Survey no. 334, Hissa No. 1 to 33 Virar West situated lying and being at Village Bolinj, Taluka Vasai, District Thane being N A Land Adm 700 sq. mtrs approx In the name of M/s Viva Gokul Builders, partners :

(1)Mr.Deepak Harishchandara Thakur (2)Mr.Laxmi Narayan P Agarwal (3)Mr.Chimanlal Mehta (4)Mr.Dhirajlal M Mehta (5)Mr.Rambabu Agarwal (6)Mr.Paresh Chimanlal Mehta (7)Mr.Pankaj L Agarwal

Lot No	Property Description	Carpet Area (Sq ft)	Reserve Price (Rs in lacs)	EMD (Rs in lacs)
1	Shop/Office nos 1&2, 2nd floor, Viva Gokul Arcade	945	124.74	12.48
2	Shop/Office nos 3 & 4, 2nd Floor, Viva Gokul Arcade	958	126.45	12.64
3	Shop/Office nos 5& 6, 2nd floor Viva Gokul Arcade	958	126.45	12.64
4	Shop/Office nos 7&8, 2nd floor, Viva Gokul Arcade	958	126.45	12.64
5	Shop/Office nos 9&10, 2nd floor, Viva Gokul Arcade	896	118.26	11.83
6	Shop/Office nos 1&2, 3rd floor, Viva Gokul Arcade	945	124.74	12.48
7	Shop/Office nos 3 &4, 3rd Floor, Viva Gokul Arcade	958	126.45	12.64
8	Shop/Office nos 5 &6, 3rd floor Viva Gokul Arcade	958	126.45	12.64
9	Shop/Office nos 7&8, 3rd floor, Viva Gokul Arcade	958	126.45	12.64



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10	Shop/Office nos 9&10, 3 <sup>rd</sup> floor Viva Gokul Arcade	896	118.26	11.83
11	Shop/Office nos 3 & 4, 4 <sup>th</sup> floor Viva Gokul Arcade	958	126.45	12.64
12	Shop/Office nos.5 & 6,4 <sup>th</sup> floor, Viva Gokul Arcade	958	126.45	12.65
13	Shop/Office nos7&8, 4 <sup>th</sup> floor, Viva Gokul Arcade	958	126.45	12.65
14	Shop/Office nos 9&10, 4 <sup>th</sup> floor, Viva Gokul Arcade	896	118.26	11.83
<b>Total</b>		<b>13200</b>	<b>1742.31</b>	<b>174.23</b>

The Earnest Money Deposit shall be deposited on or before **6.8.2024** upto **5 p.m.** There is no encumbrance to the knowledge of the Bank.

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 1 Branch Mumbai or shall be deposited through RTGS/NEFT/Funds Transfer to credit of account of Canara bank ARM 1 Branch Mumbai **A/c no. 209272434 IFSC Code CNRB0002360 on or before 6.8.2024 upto 5.00 pm** and other documents to be submitted to service provider on or before **6.8.2024** upto 5.00 pm. Date up to which documents can be deposited with Bank is **6.8.2024**.

Date of inspection of properties with prior appointment with Authorized Officer.

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 Dr.Seema Somkuwar, Chief Manager, Canara Bank, ARM I Branch, Mumbai (Ph.No.: 022 -22065425/30/Mob.No. 9881365087) or Mr. S.A. Rudra, Officer (8355949712) E-mail id : [cb2360@canarabank.com](mailto:cb2360@canarabank.com) during office hours on any working day or the service provider M/s PSB Alliance (Ebkray), Unit 1, 3<sup>rd</sup> Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400 037, Contact Person Mr. Dharmesh Asher Mob.9892219848, ([avp.projectmanager2@psballiance.com](mailto:avp.projectmanager2@psballiance.com)), Help desk no 8291220220, ([support.ebkray@psballiance.com](mailto:support.ebkray@psballiance.com)) ,Website -<https://ebkray.in/>



Date : **18.7.2024**  
Place : Mumbai

कृते केनरा बैंक/FOR CANARA BANK

प्राधिकृत अधिकारी एवं मुख्य प्रबंधक  
AUTHORISED OFFICER & CHIEF MANAGER  
आस्ति वसुली प्रबंधन शाखा, मुंबई - 400 020.  
ASSET RECOVERY BRANCH, MUMBAI - 400 020.

**AUTHORISED OFFICER**  
**CANARA BANK, ARM-I BRANCH**

(भारत सरकार का उपक्रम/A GOVERNMENT OF INDIA UNDERTAKING)  
**आस्ति वसूली प्रबंधन शाखा-I मुम्बई / ARM BRANCH - I MUMBAI**  
37, KHSAMALAYA, OPP PATKAR HALL, NEW MARINE LINES, THACKERSAY MARG, MUMBAI - 400 020  
Email : [cb2360@canarabank.com](mailto:cb2360@canarabank.com) TEL. - 022-22065425/30 WEB :: [www.canarabank.com](http://www.canarabank.com)

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 18.7.2024**

1.	Name and Address of the Secured Creditor	: Canara Bank, ARM-I Branch, Kshamalaya (Ground Floor) Opp Patkar Hall, 37, New Marine Lines, Thackersey Marg, Mumbai - 400 020
2.	Name and Address of the Borrower(s) / Guarantor(s)	: <p>(1) <b>M/s.Pafetech Enterprises Pvt Ltd (Borrower)</b> Unit no. A/114. 1<sup>st</sup> floor, A Wing, Siddhivinayak Square, Near New Cuffe Parade Mukandrao Ambedkar Road Wadala Mumbai City 400037 &amp; also at 4025, Ease Zone Opp. SBI &amp; Ozone Goregaon Mulund Link Road, Malad West 400064</p> <p>(2) <b>Mr.Sagar Pravin Raut (Director &amp; Guarantor)</b> A/02, Nishad Apartment Swarganga Complex Agashi Raod, Boling Virar West - 401303.</p> <p>(3) <b>Mr.Siddhant Bhalechandra Vaze (Director &amp; Guarantor)</b> 540/A Vaze Ali, Opp. Ganesh Mandir Bolink, Virar West-401303</p> <p>(4) <b>Mr.Siddharth Deepak Thakur (Guarantor &amp; Mortgagor)</b> Tara Bhuvan, Datta Mandir Road, Near Sanjivani Hospital Virar West-401303</p> <p>(5) <b>Mr.Deepak Harishchandara Thakur (Guarantor &amp; Mortgagor)</b> Tara Bhuvan, Datta Mandir Road, Near Sanjivani Hospital Virar West-401303</p> <p>(6) <b>Mr.Paresh Chimanlal Mehta (Guarantor &amp; Mortgagor)</b> B/603, Madhavkunj, Sodawala Lane Chamunda Circle, Borivali West - 400092</p> <p>(7) <b>Mr.Pankaj L Agarwal (Guarantor &amp; Mortgagor)</b> 405, Vasant Marvel Complex, Grandeur CHSL W E Highway Near Magathane Telephone Exchange Borivali East - 400066</p> <p>(8) <b>Mr.Rohan Jayendra Thakur(Guarantor &amp; Mortgagor)</b> Thakur Nivas Raja Shivaji Rd Virar West,Thane -401303</p> <p>(9) <b>Mr.Laxmi Narayan P Agarwal(Guarantor &amp; Mortgagor)</b> 501, Grandeur Tower, Vasnt Marvel Complex W.Exp Highway, Borivali East-400066</p> <p>(10) <b>Mr.Chimanlal Mehta (Guarantor &amp; Mortgagor)</b> B/603, Madhavkunj, Sodawala Lane Chamunda Circle, Borivali West - 400092</p> <p>(11) <b>Mr.Chetan Dhirajlal Mehta (Guarantor &amp; Mortgagor)</b> B/603, Madhavkunj, Sodawala Lane Chamunda Circle, Borivali West - 400092</p> <p>(12) <b>Mr.Rambabu Agarwal (Guarantor &amp; Mortgagor)</b> 1102, Samarpan Royale, Kanakia Complex Opp.W E Highway Borivali East, Mumbai 400066</p> <p>(13) <b>M/s.Viva Gokul Builders (Corporate Guarantor)</b> Shop no.9, Gokul Annexe Agarwal Garden Phase II Gokul Township Virar West Thane - 401303</p> <p>(14) <b>M/s Viva Enterprises Ltd (Corporate Guarantor)</b> 1<sup>st</sup> Floor, Thakur Arcade, Virar West, Vasai Taluka, Thane - 401303</p> <p>(15) <b>M/s.Ascent Projects Management Pvt Ltd (Corporate Guarantor)</b> F-103, Kasturi Buidling Sanghavi</p>



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		Corporate Park Off.Govandi Station Road, Deonar Village Mumbai-400088
3.	Total Liabilities as on 26.10.2023	: Rs. 20,08,05,410/-(plus further Interest and cost thereon from 27.10.2023)
4.	Address where the tender documents to be submitted	Canara Bank, ARM -I Branch, Kshamalaya (Ground Floor) Opp Patkar Hall, 37, New Marine Lines, Thackersey Marg, Mumbai - 400 020.
5.	a. Mode of Auction b. Details of Auction Service Provider c. Date & Time of Auction  d. Portal of E-auction	: Online : M/s PSB Alliance (Ebkray) : <b>07.08.2024 (11.00.am to 12.00 am)</b> (with unlimited extension of 5 min. duration each till the conclusion of the sale)  <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>
6.	Reserve Price	: As per Sale Notice

#### 7. Other Terms and conditions :

- Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://ebkray.in/>. 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 I Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Canara Bank, ARM-I Branch, A/c No. **209272434, IFSC Code: CNRB0002360** on or before **6.8.2024** upto 5 p.m. Details of EMD and other documents to be submitted to service provider on or before **6.8.2024** upto 5.00 pm.
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **6.8.2024** upto 5 p.m. to Canara Bank, ARM-I 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.
- The intending bidders should register their names at portal <https://ebkray.in/> 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 PSB Alliance (Ebkray), Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400 037, Contact Person Mr. Dharmesh Asher Mob.9892219848, (avp.projectmanager2@psballiance.com), Help desk no 8291220220, (support.ebkray@psballiance.com) ,Website -<https://ebkray.in/>
- EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

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- 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-I Branch who as a facilitating centre, shall make necessary arrangements.

For further details contact Dr.Seema Somkuwar, Authorised Officer, Canara Bank, ARM I Branch, Mumbai (Ph.no.022 22065425/5430/5438 /Mob.No. 9881365087) or Mr. S.A. Rudra, Officer (8355949712) , E-mail id: [cb2360@canarabank.com](mailto:cb2360@canarabank.com) or the service provider M/s PSB Alliance (Ebkray), Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400 037, Contact Person Mr. Dharmesh Asher Mob.9892219848, (avp.projectmanager2@psballiance.com), Help desk no 8291220220, (support.ebkray@psballiance.com) ,Website -<https://ebkray.in/>

**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 : 18.7.2024



कृते केनरा बैंक / FOR CANARA BANK

प्राधिकृत अधिकारी एवं मुख्य प्रबंधक  
AUTHORISED OFFICER & CHIEF MANAGER  
आस्ति वसूली प्रबंधन शाखा-I मुम्बई  
ASSET RECOVERY MGMT. BR. MUMBAI-20

Authorized Officer 020.  
Canara Bank, ARM-I Branch, Mumbai