

CANARA BANK, REGIONAL OFFICE THANE
41/A, SHELAR BUILDING, 1ST FLOOR, GOKHALE ROAD
NAUPADA, THANE WEST - 400602
Tel : 022 - 25305101 - 04, Email : recoveryrothane@canarabank.com

SALE NOTICE

E- AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES UNDER 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.

1. 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 30.08.2021 for recovery of Rs. 9,56,050.29, (as on 01.08.2021 plus interest and charges from 01.08.2021) towards loan account no. 54677200000338 due to Canara Bank from **Mr. Ratan Balu Saroiya, Mr. Naresh Balu Saroiya and Mrs. Usha Naresh Saroiya** having address at Flat No 1,2 & 3 on 3 rd Floor, A Wing, Sukh Shanti, Survey No 110 Hissa No 16(Part) House No 384 of Village Temghar Near Aishwarya Hotel, Bhadwad Junction, Kalyan Bhiwandi Road, Taluka Bhiwandi Dist Thane 421302

SI No	Description of Property	Reserve Price	Earnest Money Deposit
1.	Residential Premises owned by Mr. Ratan Balu Saroiya, Mr. Naresh Balu Saroiya and Mrs. Usha Naresh Saroiya having address at Flat No 1,2 & 3 on 3 rd Floor, A Wing, Sukh Shanti, Survey No 110 Hissa No 16(Part) House No 384 of Village Temghar Near Aishwarya Hotel, Bhadwad Junction, Kalyan Bhiwandi Road, Taluka Bhiwandi Dist Thane 421302 Maharashtra. Admeasuring 936 sqft built up area. Boundaries : North -Honda Showroom South - Sukh Shanti Building, East -Open Space, West -Kalyan Bhiwandi Road	Rs.25,27,200	Rs.2,52,720

The Earnest Money Deposit shall be deposited on or before **27.08.2021 upto 5.00 p.m.** Details of EMD and other documents to be submitted to service provider on or before **27.08.2021 upto 5.00 pm.**

Date of Inspection of properties on **25.08.2021** with prior appointment with Authorized Officer.

Date upto which documents can be deposited with the bank is **27.08.2021.**

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. Ganapathy Kamath, Bhiwandi II branch (Mob no. 9819179411) email id : cb15467@canarabank.com during office hours on any working day 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, support@bankeacutions.com; hareesh.gowda@c1india.com).

कृते केनरा बैंक / For CANARA BANK

अनुमंडल प्रबंधक / Divisional Manager
क्षेत्रीय कार्यालय, ठाणे / R.O., Thane

Date : 03.08.2021

Place : Thane

AUTHORISED OFFICER
CANARA BANK, REGIONAL OFFICE THANE

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 03.08.2021

1	Name and Address of the Secured Creditor	:	Canara bank, Bhiwandi II Branch, Kadbhane Building, 95, Thandgeali, Near Nazrana Cinema, Bhiwandi Dist Thane 421302 Maharashtra
2	Name and Address of Borrower(s) / Guarantor(s)	:	Mr.Ratan Balu Saroiya, Mr. Naresh Balu Saroiya and Mrs. Usha Naresh Saroiya having address at Flat No 1,2 &3 on 3 rd Floor, A Wing, Sukh Shanti, Survey No 110 Hissa No 16(Part) House No 384 of Village Temghar Near Aishwarya Hotel, Bhadwad Junction, Kalyan Bhiwandi Road, Taluka Bhiwandi Dist Thane 421302
3	Total Liabilities as on 01.08.2021	:	Rs.9,56,050.29 (Rupees Nine lakhs Fifty Six thousand fifty and paise twenty Nine only) plus interest and charges from 01.08.2021
4	Mode of Auction Details Auction Service Provider Date & Time of Auction	:	E - auction M/s C1 India Pvt. Ltd. 30.08.2021 (10.00 am to 11.00 am) (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 :

- i. Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://www.bankeauctions.com>. Bidders are advised to through the website for detailed terms before taking part in the e-auction sale proceedings.
- a. The property can be inspected with prior appointment with Authorized Officer on the dates mentioned in Sale Notice.
- b. 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.
- c. EMD amount of 10% of the Reserve price is to be deposited by way of Demand Draft in favour of Authorized Officer, Canara Bank, Bhiwandi II Branch OR shall be deposited through RTGS / NEFT/ Funds Transfer to credit of account of Canara Bank, Regional Office Thane, A/c number 8358295000001, IFSC Code CNRB00008358 on or before 27.08.2021 upto 5.00 p.m. Details of EMD and other documents to be submitted to service provider on or before 27.08.2021 upto 5.00 p.m.
- d. After payment of EMD amount the intending bidders should submit a copy of the following documents/details on or before 27.08.2021 upto 5.00 p.m to Canara Bank, Bhiwandi 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. 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. Bidder Name, Contact No., Address, Email ID.
 - iv. Bidder's A/c details for online refund of EMD.
- e. 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., Udyog Vihar, Phase-2, Gulf Petrochem building, Building No

301 Gurgaon Haryana Pin 122015 (Contact No +91 124 4302020/21/22/23/24, support@bankeacutions.com; hareesh.gowda@c1india.com)

- f. EMD Deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- g. 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.
- h. 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 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.
- i. 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 of the Bank.
- j. All charges for conveyance, stamp duty / GST registration charges etc., as applicable shall be borne by the successful bidder only.
- k. 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.
- l. Authorized Officer reserves the right to postpone / cancel or vary the terms and conditions of e - auction without assigning any reason thereof.
- m. 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 Regional Office, Thane who, as a facilitating centre shall make necessary arrangements.
- n. For further details contact Canara Bank, Recovery and Legal Section, Second Floor, Bandra Kurla Complex, Circle Office, Mumbai" and "Canara Bank, Thane Regional Office, Shelar Building, 1st floor, Gokhale Road, Naupada, District . Thane- 400 602", Ph no. +91 22 25305101-04 , Email : recoveryrothane@canarabank.com may be contacted 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 Pincode - 122015 (Contact no, +91 124 4302020 /21/ 22 / 23 / 24, Email : support@bankeacutions.com ; hareeshgowda@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 / For CANARA BANK

Place : Thane
Date : 03.08.2021

मंडल प्रबंधक / Divisional Manager
क्षेत्रीय कार्यालय, ठाणे/R.O., Thane
Authorized Officer
Canara Bank,
Regional Office, Thane