

**BUTIBORI BRANCH
SALE NOTICE**

Covering of Notice to Borrower

Ref:SALE/SARFAESI/Butibori SME-I/MSpowepack

Date:23.02.2021

M/S POWERPACK ENGINEERING
Ramabai Ambedkar Nagar
Near 1st Bus Stop
Jaitala Road
Nagpur 440036

Through Partners :-
1. SHAILENDRA GHANSHYAM NITNAWARE
C/O M/S Powerpack Engineeing
Ramabai Ambedkar Nagar
Near 1st Bus Stop
Jaitala Road
Nagpur 440036

2.. RAJ VITHALRAO PATIL
Plot No.67 Gokul
Hingna Road
Near Renuka Temple
Yashoda Nagar Nagpur
440036

3. DINESH RAVINDRA KOKULWAR
Flat No.106,Building No.3
Mahindra Bloomdale
Mihan,Nagpur.4411008

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002¹.

As you are aware, I on behalf of Canara Bank, Butibori SMEbranch 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 Butibori SME Branch of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

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Hence, in terms of the provisions of the subject Act and Rules made thereunder, 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.

Yours faithfully,

कृते केनरा बैंक/For CANARA BANK 
Authorised Officer, Canara Bank

प्राधिकृत अधिकारी/Authorised Officer
क्षेत्रीय कार्यालय, नागपुर-440090.
Regional Office, Nagpur-440010.
ENCLOSURE - SALE NOTICE

BUTIBORI BRANCH

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Property 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 property mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of **Butibori SME Branch** of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **26.03.2021** for recovery of **Rs.21,91,595.64/- (RS.Twenty one lakhs Ninety one thousand five hundred ninety five rupees and sixty four paise)** due to the Butibori SME branch of Canara Bank from M/S POWERPACK ENGINEERING **PARTNERS : 1. SHAILENDRA GHANSHYAM NITNAWARE 2. RAJ VITHALRAO PATIL 3. DINESH RAVINDRA KOKULWAR.**

The reserve price will be **Rs.30,00,000- (Rs. Thirty Lakhs only)** and the earnest money deposit will be **Rs.3,00,000/- (Rs.Three Lakhs)** The Earnest Money Deposit shall be deposited on or before **23.03.2021** at 4 pm.

DETAILS OF PROPERTY

All piece and Parcel of Apartment/Flat No. 106, 1stFloor Building No. 3 Wing A, Mahidra Bloomdale, admeasuring 638 sqft. Mihaan , situated within registration division and district Nagpur, Subdivision and Taluka Nagpur(Rural) Revenue village – Khapri bearing Khasra No/survey No.17(pt.), 18 (pt.), 19(pt.), 26 (pt.), 27(pt.), 28,29 (pt.), 30(pt.), 31(pt.), 35(pt.), 36(pt.), 39(pt.), 17(pt.), bounded as

On the East : 2 Lane road

On the West : Water Channel

On the North : International School

On the South : 2 Lane road

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 Manager Butibori SME , Canara Bank , (Ph. No. 07103-262706, 9403780441)during office hours on any working day.

Portal of E-Auction: [https : / / indianbankseauction. Com](https://indianbankseauction.com) कृते केनरा बैंक/For CANARA BANK

Date: 23.02.2021

Place: Nagpur


AUTHORISED OFFICER
CANARA BANK, Nagpur-440010.
BUTIBORI SME BRANCH

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 23.02.2021

1. Name and Address of the Secured Creditor: Canara Bank Butibori SME
(Branch)

2. Name and Address of the Borrower(s): M/S POWERPACK ENGINEERING
Ramabai Ambedkar Nagar
Near 1st Bus Stop
Jaitala Road
Nagpur 440036

PARTNERS :

1. SHAILENDRA GHANSHYAM
NITNAWARE
C/O M/S Powerpack Engineering
Ramabai Ambedkar Nagar
Near 1st Bus Stop
Jaitala Road
Nagpur 440036

2. RAJ VITHALRAO PATIL
Plot No.67 Gokul
Hingna Road
Near Renuka Temple
Yashoda Nagar Nagpur
440036

3. DINESH RAVINDRA KOKULWAR
Flat No.106,Building No.3
Mahindra Bloomdale
Mihan,Nagpur.4411008

3. Total liabilities as on 23.02.2021 : **Rs.21,91,595.64/- (RS.Twenty one lakhs Ninety one thousand five hundred ninety five rupees and sixty four paise)**
Interest applicable & other charges

4. (a) Mode of Auction:

Online e-Auction.

(b) Details of Auction service provider:

[https : / / indianbankseauction. Com](https://indianbankseauction.Com)

(c) Date & Time of Auction:

26.03.2021 at 1 P.M. TO 3 P.M.

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(d) Portal of E-Auction: : [https : / / indianbankseaction. Com](https://indianbankseaction.com)

5. Reserve Price: **Rs.30,00,000- (Rs. Thirty Lakhs only)**

OTHER TERMS AND CONDITIONS :-

a) Auction/bidding shall be only "Online Electronic Bidding" through the website [https : / / indianbankseaction. Com](https://indianbankseaction.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 Authorised Officer, on **22.03.2021** between **11.00 A.M. to 4.00 P.M.**

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, Butibori SME Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Butibori SME Branch, A/c no. **3481295000001** IFSC Code: **CNRB0003481** on or before 23.03.2021 till 4 pm.

e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 23.03.2021 before 4 PM, to Canara Bank, Butibori SME 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 : / / indianbankseaction. com](https://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 contact- 9832952602/8880531165/080-23469661/62/64/65

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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 Authorised Officer without any notice and property shall forthwith be put up for sale again.

j) For sale proceeds of Rs. 50 (Rupees Fifty) lacs 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) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

m) The intending bidders are kindly requested to visit the property and ascertain the exact location, extent of property and nature of property and also make their own independent inquiries and legal due diligence to satisfy themselves regarding the encumbrances, if any, the title of the properties, physical extent, statutory approvals, claim/rights/dues affecting the property including statutory liabilities prior to submission of bids. Authorized officer or the bank shall not be responsible for any discrepancy, charge, lien, encumbrances pertaining to property or any other dues to the Government or anyone else in respect of the said properties.

n) The sale certificate shall be issued in the same name in which the bid is submitted.

o) On the receipt of sale certificate, the purchaser shall take all necessary steps and make arrangement for registration of the property. All charges for conveyance, the existing and future statutory dues, if any payable by the borrower, stamp duty and registration charges etc. as applicable shall be borne by the successful bidder only. The purchaser is liable to incur the dues of the local self government/other dues payable to the government if any, informed subsequently.

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p) 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 Regional office Nagpur or Retail asset hub branch who, as a facilitating centre, shall make necessary arrangements.

q) For further details contact Manager Canara Bank, Butibori SME Branch (Ph. No.. Ph. No Ph. No. 07103-262706, 9403780441) OR the service provider M/S CANBANK COMPUTER SERVICES LTD contact- 9832952602/8880531165/080-23469661/62/64/65

r) The detailed terms and conditions are also available in the link "E-Auction" provided in the Canara Bank's website (www.canarabank.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.



भारतीय डाक



RM448997626IN IVR:8277448997626
RL SHANKAR NAGAR S.O <440010>
Counter No:1,24/02/2021,10:34
To:DINESH KAKULWAR,,
PIN:440008, Bagadganj S.O
From:CANARA BANK,,
Wt:20gms
Amt:25.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



RM448997665IN IVR:8277448997665
RL SHANKAR NAGAR S.O <440010>
Counter No:1,24/02/2021,10:34
To:SARANGDHA WAGHMARE,,
PIN:441123, Godhani S.O
From:CANARA BANK,,
Wt:20gms
Amt:25.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



RM448997657IN IVR:8277448997657
RL SHANKAR NAGAR S.O <440010>
Counter No:1,24/02/2021,10:34
To:MS POWERPACK,,
PIN:440036, Jaitala S.O
From:CANARA BANK,,
Wt:20gms
Amt:25.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



RM448997643IN IVR:8277448997643
RL SHANKAR NAGAR S.O <440010>
Counter No:1,24/02/2021,10:34
To:RAJ PATIL,,
PIN:440036, Jaitala S.O
From:CANARA BANK,,
Wt:20gms
Amt:25.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



RM448997630IN IVR:8277448997630
RL SHANKAR NAGAR S.O <440010>
Counter No:1,24/02/2021,10:34
To:SHAILENDRA NITNAMRE,,
PIN:440036, Jaitala S.O
From:CANARA BANK,,
Wt:20gms
Amt:25.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>