

Ref: ROIM/SARFARAZ SHAIKH/SALE NOTICE/2020-21
Date: 23/02/2021

To

Sarfaraz Farooque Shaikh (Borrower)
Flat No. 401, Fourth Floor, B Wing,
New Shree Samarth CHS Ltd., Plot No. 2,
S. No. 123, Hissa No. 14, Pethgaon,
Tal Panvel, Dist. Raigad, Maharashtra

Dear Sir/Madam,

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, Authorized Officer of Canara Bank 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 Nariman Point-II Branch, Mumbai of Canara Bank (erstwhile Syndicate 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 (e-auction notice) being published in the NEWS paper, containing the 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
प्राधिकृत अधिकारी / Authorised Officer
Canara Bank

Enclosure – Sale Notice

(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable 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 properties mortgaged to the Secured Creditor, the 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" and "Whatever there is" on 26/03/2021 for Recovery of Rs.894429.00 (Rupees Eight Lacs Ninety Four Thousand Four Hundred Twenty Nine Only) Plus further interest thereon from 01/02/2021 along with suit expenses and other legal charges due to Owe Branch of Canara Bank from Sarfaraz Farooque Shaikh (Borrower) and Shafiq Salam Shaikh (Guarantor).

The reserve price will be Rs. 16,80,000/- (Rupees Sixteen Lacs Eighty Thousand only) and the earnest money deposit will be Rs. 1,68,000/- (Rupees One Lac Sixty Eight Thousand only). The earnest money deposit shall be deposited on or before 25/03/2021, up to 05.00 pm. The property can be inspected, with Prior Appointment with Authorised Officer, on 22/03/2021 and 23/03/2021 between 10.30 am to 5.00 pm.

Details and full description of the immovable property:-

All that part and parcel of Flat No. 401, 4th Floor, New Shree Samartha Co-op Hsg. Soc. Ltd., Plot No 2, Survey No. 123, Hissa No. 123, Hissa no. 14, Village Peth Gaon, near Zilla Parishad School, Kolkhe, Taluka Panvel, District Raigad-410206.

For Detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank Website (www.canarabank.com) or may contact Mr. Dinar Jadhav, Manager, Devprasad Complex Shop no. 14 (Kharghar Sector 30), PO Kharghar, Kharghar-410210. Contact No. 9987369143/ 9820457419. Email Id: cb3760@canarabank.com

Date: 23/02/2021

Place: Mumbai

कृते केनरा बैंक
FOR CANARA BANK
Madhujis Krishna
Authorised Officer
Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1. Name and Address of the Secured Creditor : Mr. Dinar Jadhav, Manager, Devprasad Complex Shop no. 14 (Kharghar Sector 30), PO Kharghar, Kharghar-410210. Contact No. 9987369143/ 9820457419. Email Id: cb3760@canarabank.com
2. Name and Address of the Borrowers /Guarantors : Sarfaraz Farooque Shaikh (Borrower)
Flat No. 401, Fourth Floor, B Wing, New Shree Samarth CHS Ltd., Plot No. 2, S. No. 123, Hissa No. 14, Pethgaon, Tal Panvel, Dist. Raigad, Maharashtra
- Shafiq Salam Shaikh (Guarantor)
Flat no. 403, Nilam Apartment, Momin Pada, M G Road, Panvel, Navi Mumbai-410206
3. Total liabilities : **Rs.894429.00 (Rupees Eight Lacs Ninety Four Thousand Four Hundred Twenty Nine Only) Plus further interest thereon from 01/02/2021 along with suit expenses and other legal charges due**
- 4.(a) Mode of Auction : Online
(b) Details of Auction Service Provider :M/s Canbank Computer Services Ltd, Malleshwaram, Bangalore 560003
Contact No. 94806 91777, 88805 31165
E-mailaddress: eauction@ccsl.co.in
- (c) Date & Time of e-auction : **26/03/2021 between 11.00 AM and 12.00 Noon**
- (d) Place of E Auction : Online
5. Reserve Price : **Rs.16,80,000 (Rupees Sixteen Lacs Eighty Thousand Only)**

6. OTHER TERMS AND CONDITIONS

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseauction.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 and 23/03/2021 between 10.30 am to 5.00 pm.



- 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; Owe Branch, Mumbai OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Owe Branch, A/c No 3760295000001, IFSC No. CNRB0003760 on or before 25/03/2021 by 5.00 pm.
- 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. Malleshwaram, Bangalore 560003, Contact No. 9480691777, 8880531165, email id: 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 25/03/2021 by 5.00 pm, to Mr. Dinar Jadhav, Manager, Devprasad Complex Shop No. 14, (Kharghar Sector 30), Po Kharghar, Kharghar-410210. Contact No. 9987369143/9820457419. Email Id: cb3760@canarabank.com
- g) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- i) 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.
- ii) Bidders Name. Contact No. Address, E Mail Id.
- iii) Bidder's A/c details for online refund of EMD.
- h) The intending bidders should register their names at portal <https://www.indianbankseauction.com>. M/s Canbank Computer Services Ltd, Malleshwaram, Bangalore-560003, Contact No. 9480691777, 8880531165; E-mail :eauction@ccsl.co.in
- i) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- j) 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.
- k) 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.
- l) **For sale proceeds of Rs.50,00,000/- (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.**

- m) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- n) There is no encumbrance in the property to the knowledge of the bank.
- o) Successful Bidder is liable to pay the Society/Association 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.
- p) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- q) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Regional office Mumbai 1 or Owe branch who, as a facilitating centre, shall make necessary arrangements.
- r) For further details contact Mr. Dinar Jadhav, Manager, Devprasad Complex Shop No. 14, (Kharghar Sector 30), Po Kharghar, Kharghar-410210. Contact No. 9987369143/9820457419. Email Id : cb3760@canarabank.com OR M/s Canbank Computer Services Ltd, Malleshwaram, Bangalore 560003 Contact No. 9480691777, 8880531165; e-mail: eauction@ccsl.co.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: 23/02/2021

कुते केनरा बैंक
FOR CANARA BANK
(Signature)
Authorised Officer
Canara Bank

Ref: ROIM/ SARAFRAZ SHAIKH/SALE NOTICE/2020-21

Date: 23/02/2021

To

Shafiq Salam Shaikh (Guarantor)
Flat no. 403, Nilam Apartment,
Momin Pada, M G Road,
Panvel, Navi Mumbai-410206

Dear Sir,

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.

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Yours faithfully,

कृते केनरा बैंक
FOR CANARA BANK

Authorized Officer
प्रधिकृत अधिकारी / Authorized Officer
Canara Bank

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