

(A GOVERNMENT OF INDIA UNDERTAKING)  
ASSET RECOVERY MANAGEMENT BRANCH – I  
37, KSHAMALAYA, OPP; PATKAR HALL  
NEW MARINE LINES, THACKERSAY MARG, MUMBAI 400020  
TEL: 022-22065425/30, 22065438 EMAIL: [cb2360@canarabank.com](mailto:cb2360@canarabank.com)

(Auction Sale Notice for Sale of Immovable Properties)  
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 public in general and in particular to the Borrower and Guarantors that the below described immovable property mortgaged to the Secured Creditors, the symbolic possession of property mentioned below has been taken by the Authorised Officer of Canara Bank will be sold on "As is where is", "As is what is basis", and "Whatever there is basis" on 22.09.2021, for recovery of Rs. 10,35,24,639.77 ( as on 31/01/2021) plus further interest and cost from 01/02/2021 due to ARM I Branch of Canara Bank from M/s SPS Marine Pvt Ltd. and its Guarantor Mr. Prafulla Ranjan, Mr. Hemant Ramachandra Dhanu, Mrs. Hirabai Dhanu and Corporate Guarantor M/s Ocean Continental Shipping & Logistics Pvt. Ltd.

The reserve price and Earnest money deposit are as mentioned below:

Property Details	Reserve Price (in Lakhs)	EMD (In Lakhs)
<b><u>Property No. 1:</u></b> Flat no. A-503, 5 <sup>th</sup> Floor, A-wing, Arenja towers CHS Ltd., Plot No. 49, 50 & 51, sector 11, CBD Belapur, Navi Mumbai -400614, admeasuring super build up area 1000 sq. ft. standing in the name of Capt. Prafulla Ranjan.	Rs.94.50	Rs.9.45
<b><u>Property No. 2:</u></b> Office no. 401, C-wing, 4 <sup>th</sup> Floor, Citi Tower Management Pvt. Ltd. admeasuring about 593.31 sq. ft. carpet area (862 sq ft. built up) situated at plot no. 55, Sector 15, CBD Belapur, Navi Mumbai in the registration District of Thane, the sub-registration office at CBD Belapur standing in the name of M/s Ocean Continental Shipping & Logistics Pvt. Ltd.	Rs. 96.98	Rs.9.70



<b>Property No. 3:</b>		
Flat no. 51A, band Stand CHS Ltd, Plot No. - 197-C, Cane Road, Street No. -146, Mount Marry Road, Band Stand, Bandra (West), Mumbai 400050, admeasuring built up area 580 sq. Ft. Standing in the name of Mrs. Hirabhai Dhanu.	Rs. 211.41	Rs.21.15

The Earnest Money Deposit shall be deposited on or before 20.09.2021 by 5.00 P.M.  
For the said property there is no encumbrance to the knowledge of the bank.

The property can be inspected, with Prior Appointment with Authorized Officer, on 14/09/2021.

EMD amount of 10% of the Reserve Price is to be deposited by way of Demand Draft in favour of Authorised Officer, Canara Bank, ARM Branch, Mumbai, **OR** Shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Branch, Mumbai **A/c No 1389296000002** IFSC Code: **CNRB0001389** on or before **20/09/2021 ; 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](http://www.canarabank.com)) or may contact Mr Manoj S R, Chief Manager, ARM – I branch of Canara Bank, Ph.No. 022-22065425, 30, 38, 9787242782, S K Choudhary – 8169845618, during office hours on any working day.

कृते केनरा बैंक / FOR CANARA BANK

Date: 31.08.2021

Place: Mumbai

*Prafulla Ranjan*  
Authorised Officer  
प्राधिकृत अधिकारी / मुख्य प्रबंधक  
AUTHORISED OFFICER & CHIEF MANAGER  
आस्ति वसूली प्रबंधन शाखा, मुंबई - 400 020.  
ASSET. RECOVERY MGMT. BR., MUMBAI - 400 020.

To

M/s SPS Marine Pvt. Ltd. C – 401, City Towers Plot No.55, Sector 15, CBD Belapur Navi Mumbai 400 614	Mr Prafulla Ranjan Flat No. A 503, Arenja Towers CHS Ltd. Plot No.49,50 & 51 Sector 11, CBD Belapur Navi Mumbai 400614
Mr Hemant Ramchandra Dhanu 402/B, Jolly Bhavan 16 <sup>th</sup> Cross Road, Khar & Ambedkar Rd. Mumbai 400 052	Mrs Hirabai Dhanu 402/B, Jolly Bhavan 16 <sup>th</sup> Cross Road, Khar & Ambedkar Rd. Mumbai 400 052
M/s Ocean Continental Shipping & Logistics Pvt. Ltd. C – 401, City Towers Plot No.55, Sector 15, CBD Belapur Navi Mumbai 400 614	

**ARM – I BRANCH, MUMBAI**

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 31.08.2021 IN THE  
ACCOUNT OF M/S SPS MARINE PVT. LTD.**

1	Name and address of the Secured Creditors	Canara Bank, ARM – I Branch, Kshamalaya (Ground Floor), Opp; Patkar Hall, 37, New Marine Lines, Thackersey Marg, Mumbai 400020
2	Name and address of the Borrower and Name of the guarantors,	<p><u>Borrower:</u></p> <p>M/s SPS Marine Pvt. Ltd. C – 401, City Towers Plot No.55, Sector 15, CBD Belapur Navi Mumbai 400 614</p> <p><u>Guarantors:</u></p> <p>Mr. Prafulla Ranjan, Flat No. A 503, Arenja Towers CHS Ltd. Plot No.49,50 &amp; 51 Sector 11, CBD Belapur Navi Mumbai 400614</p> <p>Mr Hemant Ramchandra Dhanu 402/B, Jolly Bhavan 16<sup>th</sup> Cross Road, Khar &amp; Ambedkar Rd. Mumbai 400 052</p> <p>Mrs Hirabai Dhanu, 402/B, Jolly Bhavan 16<sup>th</sup> Cross Road, Khar &amp; Ambedkar Rd. Mumbai 400 052</p> <p><u>Corpoate Guarantor :</u></p> <p>M/s Ocean Continental Shipping &amp; Logistics Pvt. Ltd. C – 401, City Towers, Plot No.55, Sector 15, CBD Belapur , Navi Mumbai 400 614</p>





3	Total liabilities as on 31/01/2021	Rs. 10,35,24,639.77 plus further interest and costs from 01/02/2021.
4	Address in which the tender documents to be submitted	Canara Bank, ARM – I Branch, Kshamalaya (Ground Floor), Opp; Patkar Hall, 37, New Marine Lines, Thackersey Marg, Mumbai 400020
5	a) Date & Time of e – auction b) Mode of Auction c) Details of Service Provider (d) Portal of E – auction	a) 22.09.2021 Time: 10.00 am to 11.00 am (With unlimited extension of 5 minutes duration each till the conclusion of the sale) b) On line c) <b>M/s C1 India Pvt Ltd</b> d) <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>

6	Details of Properties;		
	Property Details	Reserve Price (in Lakhs)	EMD (In Lakhs)
	<b><u>Property No. 1:</u></b> Flat no. A-503, 5 <sup>th</sup> Floor, A-wing, Arenja towers CHS Ltd. Plot No. 49, 50 & 51, sector 11, CBD Belapur, Navi Mumbai -400614, admeasuring super build up area 1000 sq. ft. standing in the name of Capt. Prafulla Ranjan	Rs.94.50	Rs.9.45
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	<b><u>Property No. 3:</u></b> Flat no. 51A, band Stand CHS Ltd, Plot No. -197-C, Cane Road, Street No. -146, Mount Marry Road, Band Stand, Bandra (West), Mumbai 400050, admeasuring built up area 580 sq. Ft. Standing in the name of Mrs. Hirabhai Dhanu.	Rs. 211.41	Rs.21.15
7	Last date of deposit of EMD	On or before 20.09.2021; 5.00 PM (Offline or Online)	
8	Last Date & Time for receipt of tender documents	21.09.2021; up to 5.00 pm (refer clause 'f' below)	



### 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 Authorised Officer, on 14.09.2021.
- 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 Authorised Officer, Canara Bank, ARM Branch, Mumbai, **OR** Shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Branch, Mumbai **A/c No 1389296000002** IFSC Code: **CNRB0001389** on or before **20.09.2021 ; 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 C1 India Pvt Ltd, Udhyog Vihar, Phase - 2, Gulf Petrochem Building, Bldg no. 301, Gurgaon, Haryana, Pin-122015; Contact No. +91 1244302000, 20, 21, 22, 23, 24; Shri Hareesh Gowda, Mobile-09594597555; Email:[support@bankeauctions.com](mailto:support@bankeauctions.com)
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 21.09.2021, 5 PM, to Canara Bank, Asset Recovery Management Branch- I, Mumbai, 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.





- g) 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. +91-124-4302000, 20, 21, 22, 23, 24, shri Hareesh Gowda Mob: 09594597555; Email:support@bankeauctions.com.**
- h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs 25,000. 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.
- j) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately, (i.e. **on the same day or not later than next working day**) 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.
- k) **For sale proceeds of Rs. 50 (Rupees Fifty Lakh) 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.**
- l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- 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 Circle office Mumbai or Canara Bank ARM I Branch, New Marine Lines, Mumbai, who as a facilitating centre, shall make necessary arrangements.



- o) Successful Bidder is liable to pay all society dues/municipal taxes/electricity/water charges/other charges, duties and taxes whatsoever, including outstanding dues, if any, informed subsequently in respect of and/or affecting the subject property.
- p) For further details contact Shri S R Manoj (Chief Manager), Canara Bank, ARM – 1 branch, Mumbai; Mobile: 9787242782, S K Choudhary -8169845618, Phone No: 022 – 22065430/ 22065425/ 22065438; E-mail id: [cb2360@canarabank.com](mailto:cb2360@canarabank.com) OR the service provider M/s C1 India Pvt Ltd, Gurgaon, Haryana; Contact No. +91-124-4302000, 20, 21, 22, 23, 24; Email: [support@bankeauctions.com](mailto: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.

कृते केनरा बैंक / FOR CANARA BANK

Place: Mumbai  
Date: 31.08.2021

*Binitosh Kumar*  
Authorized Officer  
प्राधिकृत अधिकारी एवं मुख्य प्रबंधक  
Canara Bank  
AUTHORIZED OFFICER & CHIEF MANAGER  
आस्ति वसूली प्रबंधन शाखा, मुंबई - 400 020.  
ASSET RECOVERY MGMT. BR., MUMBAI - 400 020.

