

(Government of India Undertaking)

ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX
2ND FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)
Email: cb5208@canarabank.com Phone – +91 20 25511034/9798032011

Ref: ARM/PUNE/SALE NOTICE/3009/2022

Date: 12.12.2022

To,

M/s Parivar Agro Foods, (Borrower)

Gat No. 144/2, Daund-Shirapur Road, at post Shirapur Taluka Daund, District Pune

Shri Subhash P Shinde (Partner and Guarantor)

B 1/2, Panchawati Apartment Phase 1, Janata Colony, Near Father High school,
Taluka Daund, Pune – 413801

Smt. Ashwini S Shinde (Partner and Guarantor)

B 1/2, Panchawati Apartment Phase 1, Janata Colony,
Near Father High school, Taluka Daund, Pune – 413801

Also at,

A1-301, Ramkrushna Residency, Vidya Nagari, Baramati, Dist – Pune – 413 102

Shri Pandurang V Shinde (deceased) (Partner and Guarantor) Through Legal Heirs

742, Khamkar Wadi, Yelapnegram, Yelapne Tehsil, Shrigonda,
Ahmednagar, Pune – 413 706

Shri Mahesh N Pokar (Partner and Guarantor)

Bhagvati Saw Mill Area, Siddharth Nagar, Daund, Pune -413 801

Shri Sukhdeo B Ohol (Guarantor)

H No 402, Anand Vihar Society Building No 1,
Kharegaon, Kalwa, Thane West, Thane – 400604

Dear Sir/Madam,

SUBJECT: Notice for sale of immovable assets under SARFAESI ACT 2002.

As you are aware that Secured Creditor **Syndicate Bank (which has amalgamated with Canara Bank with effect from 01/04/2020 vide the Gazette Notification No. G.S.R. 155(E) dated 04/03/2020 of Department of Finance)**, Asset Recovery Management Branch II, Pune has taken Physical Possession of the asset described in Schedule of Sale Notice annexed hereto in terms of the subject Act in connection with outstanding dues payable by you to our Asset Recovery Management Branch, Pune 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
Yours faithfully, BANK

Chief Manager,

मुख्य प्रबंधन अधिकारी
Canara Bank
ENCLOSURE - SALE NOTICE
Asset Recovery Management Br. Pune-4





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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 property mortgaged/charged to the Secured Creditor **Syndicate Bank (which has amalgamated with Canara Bank with effect from 01/04/2020 vide the Gazette Notification No. G.S.R. 155(E) dated 04/03/2020 of Department of Finance)**, the **Physical Possession** of which has been taken by the Authorised Officer of **the secured creditor**, will be sold on "As is where is", "As is what is", and "Whatever there is" on **21.01.2023**, for recovery of **Rs.6,40,79,885.47 (Rs. Six Crore Forty Lakhs Seventy Nine Thousand Eight Hundred Eighty Five and Paise Forty Seven only) as on 30.11.2022 plus further interest** due to the **ARM Branch Pune of Canara Bank** from **M/s Parivar Agro Foods** (Borrower), Shri Subhash P Shinde (Partner and Guarantor), Smt. Ashwini S Shinde (Partner and Guarantor), Shri Mahesh N Pokar (Partner and Guarantor), Shri Pandurang V Shinde (Partner and Guarantor) and Shri Sukhdeo B Ohol (Guarantor) of Loan in the name of M/s Parivar Agro Foods.

The reserve price, earnest money deposit, date of deposit of earnest money is as under:

Reserve Price	EMD	Last Date of Deposit
Rs. 80,37,000.00 (Rs. Eighty Lakhs Thirty Seven Thousand Only)	Rs. 8,03,700.00 (Rs. Eight Lakhs Three Thousand Seven Hundred only)	20.01.2023 till 05.00 PM

Details and full description of the immovable property with known encumbrances, if any. There is no encumbrance to the knowledge of the bank.

Particulars of Property	Boundary of Property
All those piece and parcel of the landed property admeasuring 00 H 68 Ares + Potkharaba 00 H 01 Ares i.e. total admeasuring 00 H 69 Ares along with constructed of Factory Building from & out of the land bearing Gat No. 144/2, situated at village Shirapur and same is within the jurisdiction of Sub Registrar Daund, Tal. Daund, Dist. Pune owned by Mr Subhash P Shinde (The property is under Physical Possession of Bank)	East : By property of Mr. Keshav Pandurang Kapse out of Gat No. 144/2 South : By Shirapur – Daund Road West : By property of Mr. Gurav out of Gat No. 144 North : By Gat No. 176 owned by Mr. Holam

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 Chief Manager, ARM Branch, Pune of Canara Bank, Ph. No. 919798032011, 020 25511034 during office hours on any working day.

Date: 12.12.2022
Place: Pune




For CANARA BANK

AUTHORISED OFFICER
CANARA BANK
 मुख्य प्रबंधन अधिकारी
 अस्ति वसूली प्रबंधन शाखा, पुणे-4
 Asset Recovery Management Br., Pune-4

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1.	Name and Address of the Secured Creditor	Canara Bank (E-Syndicate Bank), Asset Recovery Management Branch II, 1259, 2 nd Floor, Renuka Complex, J M Road, Deccan Gymkhana Pune- 411 004
2.	Name and Address of the Borrowers and Guarantors	M/s Parivar Agro Foods, (Borrower) Gat No. 144/2, Daund-Shirapur Road, at post Shirapur Taluka Daund, District Pune Shri Subhash P Shinde (Partner and Guarantor) B 1/2, Panchawati Apartment Phase 1, Janata Colony, Near Father High school, Taluka Daund, Pune – 413801 Smt. Ashwini S Shinde (Partner and Guarantor) B 1/2, Panchawati Apartment Phase 1, Janata Colony, Near Father High school, Taluka Daund, Pune – 413801 Shri Pandurang V Shinde (Partner and Guarantor) 742, Khamkar Wadi, Yelapnegram, Yelapne Tehsil, Shrigonda, Ahmednagar, Pune – 413 706 Shri Mahesh N Pokar (Partner and Guarantor) Bhagvati Saw Mill Area, Siddharth Nagar, Daund, Pune -413 801 Shri Sukhdeo B Ohol (Guarantor) H No 402, Anand Vihar Society Building No 1, Kharegaon, Kalwa, Thane West, Thane – 400604
3.	Total liabilities as on 30.11.2022	Rs.6,40,79,885.47 (Rs. Six Crore Forty Lakhs Seventy Nine Thousand Eight Hundred Eighty Five and Paise Forty Seven only)
4.	(a) Mode of Auction	E-auction



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(b) Details of Auction service provider	M/s.Canbank Computer Services Ltd through website: https://www.indianbankseauction.com
(c) Date and Time of Auction	21.01.2023 at 12:00 pm to 1:00 pm with unlimited extension of 5 mins each
(d) Place of Auction	Online

5. The reserve price, earnest money deposit, date of deposit of earnest money is as under:

Reserve Price	EMD	Last Date of Deposit
Rs. 80,37,000.00 (Rs. Eighty Lakhs Thirty Seven Thousand Only)	Rs. 8,03,700.00 (Rs. Eight Lakhs Three Thousand Seven Hundred only)	20.01.2023 till 05.00 PM

6. Details and full description of the immovable property:

Particulars of Property	Boundary of Property
All those piece and parcel of the landed property admeasuring 00 H 68 Ares + Potkharaba 00 H 01 Are i.e. total admeasuring 00 H 69 Ares along with constructed of Factory Building from & out of the land bearing Gat No. 144/2, situated at village Shirapur and same is within the jurisdiction of Sub Registrar Daund, Tal. Daund, Dist. Pune owned by Mr Subhash P Shinde (The property is under Physical Possession of Bank)	East : By property of Mr. Keshav Pandurang Kapse out of Gat No. 144/2 South : By Shirapur – Daund Road West : By property of Mr. Gurav out of Gat No. 144 North : By Gat No. 176 owned by Mr. Holam

7. Other terms and conditions:

- 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.
- The property can be inspected, with Prior Appointment with Authorised Officer, as on **16.01.2023 to 19.01.2023** between **11.00 AM to 03.00 PM**
- 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 Canara Bank, Asset Recovery Management Branch, Pune OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Branch, Pune A/c No.209272434 IFSC Code: CNRB0005208 on or before **20.01.2023 by 05.00 PM**.
- 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, 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near-Market, Malleshwaram, Bengaluru, Karnataka 560003, Email- ccsleauction@gmail.com; eauction@ccsl.co.in Contact No. +91 94806 91777, +91 88805 31165, +91 88984 18010



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- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **20.01.2023 by 05.00 PM** to Canara Bank, Asset Recovery Management Branch, 1259, Renuka complex, 2nd Floor, J M Road, Deccan Gymkhan, Pune-411004 by hand or by email at cb5208@canarabank.com.
- 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.indianbankseaauction.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, 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near-Market, Malleshwaram, Bengaluru, Karnataka 560003, Email- ccsleauction@gmail.com; eauction@ccsl.co.in Contact No. +91 94806 91777, +91 88805 31165, +91 88984 18010
- 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. 1,00,000.00 (Rs. One Lakh only). 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 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 Lakh (Rupees Fifty Lakh) 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) Authorised 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, Asset Recovery Management Branch, 1259, Renuka Complex, 2nd Floor, J M Road, Deccan Gymkhana, Pune- 411004 who, as a facilitating centre, shall make necessary arrangements.



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- o) For further details **contact Canara Bank, Asset Recovery Management Branch, Deccan Gymkhana, Pune** (Ph. No. 918797280991, 020 25511027 & 25532165) e-mail id: cb5208@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.

Place: Pune
Date: 12.12.2022



कृत केनरा बँक
For CANARA BANK

AUTHORISED OFFICER
मुख्य प्रबंधक/Chief Manager
अस्ति वसुली प्रबंधन शाखा, पुणे-4
Asset Recovery Management Br., Pune-4
CANARA BANK

