

Ref: CB /SAMB/SARFAESI/AUCTION/AUG/2022/SK

Date: 23.08.2022

<b>M/s Shakti Refoils and Agro Food Products Pvt Ltd</b> Plot No 5, Survey No 549/1p, Idar Road, At: Dhandha, Taluka: Himmatnagar, District: Sabarkantha- 383001	<b>Guarantors:-</b> <b>Mr Prakashkumar G Raval</b> 21,Shantinagar Society,Opp Himmatnagar High School no 2, Mahavir Nagar Himmatnagar,Dist:Sabarkantha-383001
<b>Directors:</b> <b>Mr Prakashkumar G Raval</b> 21,Shantinagar Society,Opp Himmatnagar High School no 2, Mahavir Nagar Himmatnagar,Dist:Sabarkantha- 383001	<b>Mr Sanjaykumar G Raval</b> 21,Shantinagar Society,Opp Himmatnagar High School no 2, Mahavir Nagar Himmatnagar,Dist:Sabarkantha-383001
<b>Mr Sanjaykumar G Raval</b> 21,Shantinagar Society,Opp Himmatnagar High School no 2, Mahavir Nagar Himmatnagar,Dist:Sabarkantha- 383001	

Dear Sir/Madam,

**Sub.: E-Auction Sale Notice for Sale of Immovable Properties under the 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**

As you are aware, I/we, on behalf of Canara Bank (e Syndicate), SAM Branch Mumbai 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 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.

Yours faithfully,

**कृते केनरा बैंक / For CANARA BANK**

Authorized Officer

प्रभिकृत बैंक / Authorised Officer

एम्.ए.एम. शाखा / SAM Branch  
 2<sup>nd</sup> Floor Maker Tower - F Wing Cuffe Parade, Mumbai -400 005.  
 दिल्लीय तले, मेकर टावर-एफ, कफे पारेड, मुंबई-400 005.

कृषि ऋण बैंक ऑफ़ कर्नाटक CANARA BANK

2<sup>nd</sup> Floor, Market Tower 2, 100, Market Road, Mumbai-400 002.  
 दिल्ली नगर, मंडल-400 002, मार्केट रोड, मंडल-400 002  
 ए.ए.एम. ब्रांच, ए.ए.एम. ब्रांच, ए.ए.एम. ब्रांच  
 प्राधिकृत अधिकारी/Authorized Officer

**SALE NOTICE**

**E-Auction Sale Notice for Sale of Immovable Properties under the 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.**

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 Physical 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 "without recourse" basis on **23.09.2022** for recovery of **Rs 36,10,20,101.56 as on 15.07.2022** (plus further interest and charges from 16.07.2022 till the date of realization) due to the Stressed Asset Management Branch, Mumbai of Canara Bank from **M/s Shakti Refoils and Agro Food Products Pvt Ltd, Plot No 5, Survey No 549/1p Idar Road, At: Dhandha, Taluka: Himmatnagar, District: Sabarkantha-383001**

Description of the Property	Reserve Price	Earnest Money Deposit
1. All those piece and parcel of the immovable property i.e Industrial NA Land of Plot No 1 of New Survey No 1226 (Old Survey No 549/1 paiki) total land measuring about 985.20 sq mtrs with construction thereon situated at Village: Savgad within the Savgad Gram Panchayat, Taluka: Himmatnagar, Dist: Sabarkantha-383001 ( Gujarat) Owned by Prakashbhai G Raval	Rs 3,52,63,000.00  ( Three Crores Fifty Two Lacs Sixty Three Thousand Only )	Rs 35,26,300.00  ( Thirty Five Lacs Twenty Six Thousand Three Hundred Only )
2. All those piece and parcel of the immovable property i.e Industrial NA Land of Plot No 2 of New Survey No 1226 (Old Survey No 549/1 paiki) total land measuring about 786.25 sq mtrs with construction thereon situated at Village: Savgad within the Savgad Gram Panchayat, Taluka: Himmatnagar, Dist: Sabarkantha-383001 ( Gujarat) Owned by Prakashbhai G Raval		
3. All those piece and parcel of the immovable property i.e Industrial NA Land of Plot No 3 of New Survey No 1226 (Old Survey No 549/1 paiki) total land measuring about 1032.94 sq mtrs with construction thereon situated at Village: Savgad within the Savgad Gram Panchayat, Taluka: Himmatnagar, Dist: Sabarkantha - 383001 ( Gujarat) Owned by Sanjaykumar G Raval		
4. All those piece and parcel of the immovable property i.e Industrial NA Land of Plot No 4 of New Survey No 1226 (Old Survey No 549/1 paiki) total land measuring about 1386.13 sq mtrs with construction thereon situated at Village: Savgad within the Savgad Gram Panchayat, Taluka: Himmatnagar, Dist: Sabarkantha-383001 ( Gujarat) Owned by Sanjaykumar G Raval		



5. All those piece and parcel of the immovable property i.e Industrial NA Land of Plot No 5,6 & 7 of New Survey No 1226 (Old Survey No 549/1 paiki) total land measuring about 2017.76 sq mtrs with construction thereon situated at Village: Savgad within the Savgad Gram Panchayat, Taluka: Himmatnagar, Dist: Sabarkantha-383001 ( Gujarat) Owned by M/s Shakti Refoils and Agro Food Products Limited.		
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The Earnest Money Deposit shall be deposited on or before **22.09.2022** up to **5.00 PM**.

Details of EMD and other documents to be submitted to service provider on or before **22.09.2022** up to **5.00 PM**.

Date of inspection of properties with prior appointment with Authorized Officer as below:

<b>DATE AND TIME OF INSPECTION</b>	<b>20.09.2022 between 11.00 AM TO 2.00 PM (with prior appointment)</b>
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Date up to which documents can be deposited with Bank is **22.09.2022** up to **5:00 p.m.**

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. Pradeep Padman, Assistant General Manager, (Mob.No:7639236670)** or **Mr. Sanjeet Kumar , Officer, (Mob.No:8797860296)** Canara Bank, Stressed Asset Management Branch, Mumbai e-mail id : [cb15550@canarabank.com](mailto:cb15550@canarabank.com) during office hours on any working day; or the service provider M/s C1 India Pvt Ltd, [www.bankeauction.com](http://www.bankeauction.com), Udhyog Vihar, Phase -2, Gulf Petrochem Building, Bldg no. 301, Gurgaon, Haryana pin - 122015 (Contact No. +91-1244302000, 20, 21, 22, 23, 24 Mr. Harish Gowda Mobile- 9594597555 Email [Hareesh.gowda@c1india.com](mailto:Hareesh.gowda@c1india.com), Mr.Jay Singh Mobile 7738866326 Email: [jaysingh@c1india.com](mailto:jaysingh@c1india.com) or Email: [support@bankeauctions.com](mailto:support@bankeauctions.com)).

Date: 23.08.2022  
Place: Mumbai

**AUTHORISED OFFICER**  
**कृते केनरा बैंक / For CANARA BANK**  
  
**CANARA BANK, SAM Branch Mumbai**  
**प्राधिकृत अधिकारी / Authorized Officer**  
**एस.ए.एम. शाखा / SAM Branch**  
**डिलीप तल, मेकर टावर-एफ, कफ परेड, मुंबई-400 005**  
**2<sup>nd</sup> Floor, Maker Tower-F, Cuffe Parade, Mumbai-400 005.**

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 23.08.2022**

1.	Name and Address of the Secured Creditor	Canara Bank Stressed Asset Management Branch, 2nd floor, Maker Tower, F wing, Cuffe Parade, Mumbai -400005 <a href="mailto:cb15550@canarabank.com">cb15550@canarabank.com</a>
2.	Name & Address of the Borrower(s), / Guarantor(s)/Mortgagors	<b>Borrower: - M/s Shakti Refoils and Agro Food Products Pvt Ltd</b> <b>Address: Plot No 5, Survey No 549/1p, Idar Road, At: Dhandha, Taluka: Himmatnagar, District: Sabarkantha.</b>  <b>Directors:</b> <b>1. Mr Prakashkumar G Raval</b> 21,Shantinagar Society,Opp Himmatnagar High School no 2, Mahavir Nagar Himmatnagar,Dist:Sabarkantha-383001 <b>2 Mr Sanjaykumar G Raval</b> 21,Shantinagar Society,Opp Himmatnagar High School no 2, Mahavir Nagar Himmatnagar,Dist:Sabarkantha-383001 <b>Guarantor/s :</b> <b>1 Mr Prakashkumar G Raval</b> 21,Shantinagar Society,Opp Himmatnagar High School no 2, Mahavir Nagar Himmatnagar,Dist:Sabarkantha-383001 <b>2 Mr Sanjaykumar G Raval</b> 21,Shantinagar Society,Opp Himmatnagar High School no 2, Mahavir Nagar Himmatnagar,Dist:Sabarkantha-383001
	<b>Total Liabilities as on 15.07.2022</b>	<b>Rs 36,10,20,101.56</b> (plus further interest and charges from 16.07.2022 till the date of realization )
	a. Mode of Auction b. Details of Auction Service Provider c. Date & Time of Auction	E-auction M/s C1 India Pvt.Ltd <b>23.09.2022 (11:00 AM to 12:00 PM)</b> (With unlimited extension of 5 min. duration each till the conclusion of the sale).
	Reserve Price	<b>For Serial No 1 to 5: Rs 3,52,63,000.00 ( Rs Four Crores Twenty Nine Lacs Seventy Six Thousand Only)</b>
	Minimum Bid Increment amount	<b>Rs. 50000/- (Rupees Fifty Thousand Only)</b>

**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 Authorized Officer on the dates mentioned in Sale Notice.
- 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, Stressed Asset Management Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Canara Bank, Stressed Asset Management Branch, **A/c. No: 209272434, IFSC Code: CNRB0015550** on or before **22.09.2022** upto 5 p.m. Details of EMD and other documents to be submitted to service provider on or before **22.09.2022** up to 5.00 pm.





- e. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **22.09.2022 up to 5.00 p.m.** to Canara Bank (e-Syndicate), Stressed Asset Management 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://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. +91-1244302000, 20, 21, 22, 23, 24, Mr. Harsih Gowda 9594597555 Email: [hareesh.gowda@c1india.com](mailto:hareesh.gowda@c1india.com), Jay Singh 7738866326 Email [jay.singh@c1india.com](mailto:jay.singh@c1india.com) and support@bankeauctions.com).
- 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 multiplies of Rs 50,000/-. 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 within 15 days, 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.
- j. 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 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. 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.
- 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, Mumbai Circle Office or Stressed Asset Management Branch who, as a facilitating centre, shall make necessary arrangements.
- o. For further details contact **Mr. Pradeep Padman ,Assistant Genral Manager, (Mob.No:7639236670) or Mr. Sanjeet Kumar ,Officer (Mob.No:8797860296) Canara Bank, Stressed Asset Management Branch, Mumbai, e-mail id : [cb15550@canarabank.com](mailto:cb15550@canarabank.com) or the service provider M/s C1 India Pvt Ltd, <https://www.bankeauctions.com> Udhyog Vihar, Phase - 2, Gulf Petrochem Building, Bldg no. 301, Gurgaon, Haryana pin - 122015 (Contact No. +91-1244302000, 20, 21, 22, 23, 24 Mr. Harish Gowda Mobile- 9594597555 [Hareesh.gowda@c1india.com](mailto:Hareesh.gowda@c1india.com), Mr. Jay Singh Mobile 7738866326 Email: [jay.singh@c1india.com](mailto:jay.singh@c1india.com) or Email: 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.

Place: Mumbai  
Date: 23.08.2022

Authorized Officer  
**कृते केनरा बैंक / For CANARA BANK**  
  
Canara Bank, SAM Branch, Mumbai  
प्रमाणित अधिकारी / Authorised Officer  
एस.ए.एम. शाखा / SAM Branch  
द्वितीय तल, मेकर टावर-एफ, कफ परेड, मुंबई-400 005  
2<sup>nd</sup> Floor, Maker Tower-F Cuffe Parade, Mumbai-400 005.