

Ref. no. 01/auction notice/SHIRDI-I /2021-22

Dated: 26-11-2021

To,

**Borrower:** Vishal Bhagchand Talreja  
**Address :** A/p Uruli-Kanchan, Datar Colony,  
Near Railway Station, District Pune  
Maharashtra-412202

**Co-Borrower:** Sandip M Chandgude  
**Address:** Sandhya Bungalow, Sade Satara Nali Road, SN 209,  
Bhagirath Nagar, Hadapsar, Pune  
Maharashtra-411028

**Vishal Bhagchand Talreja and Sandip M Chandgude**  
**Address:** Flat no. C-303, Arya Building, C-Typre Building,  
Plot no. 5, Gat no. 2/A9, Second Floor,  
Saichintan Project, Behind Shri Sai Palkhi Niwara,  
Village of Nighoj, Tal. Rahata, Dist. Ahmednagar-423109

By Regd. Post AD/Speed Post

Dear Sir,

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, 2002.

As you are aware, I on behalf of Canara Bank, SHIRDI-I branch 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 SHIRDI-I Branch 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.

Yours faithfully,

  
Authorised Officer  
Canara Bank

ENCLOSURE – SALE NOTICE



## 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, the symbolic/physical possession of which has been taken by the Authorised Officer of SHIRDI-I Branch of the Canara Bank., will be sold on "As is where is", "As is what is" and "Whatever there is" on 31-12-2021 for recovery of Rs. 18,28,294.85/- (Rupees Eighteen Lakh Twenty Eight Thousand Two Hundred Ninety Four and Eighty Five Paise) which is due along with interest and costs as on 25-11-2021 to the SHIRDI-I Branch of Canara Bank from Vishal Bhagchand Talreja and Sandip M Chandgude.

### DETAILS OF PROPERTY

Details & Full Description of the immovable & movable properties with known encumbrances, if any	Reserve Price	Earnest Money Deposit (EMD)	Known Encumbrance
Flat no. C-303, Arya Building, C-Type Building, Plot no. 5, Gat no. 2/A9, Second Floor, Saichintan Project, Behind Shri Sai Palkhi Niwara, Built-up Area admeasuring 84.01 sq. mts. Village of Nighoj, Tal. Rahata, Dist. Ahmednagar-423109 and bounded as North: Open Duct, South: Open Duct, East: Open Duct, Passage, Staircase, West: Side Margin	Rs. 20,79,000/- (Rupees Twenty Lakh Seventy Nine Thousand)	Rs. 2,07,900/- (Rupees Two Lakh Seven Thousand Nine Hundred Only)  29-12-2021 by 4.00 PM	Not Known to Bank

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 Branch Manager, SHIRDI-I, Branch, Canara Bank, Mobile 919284053232; 9911554528 during office hours on any working day.

Portal of E-Auction: <https://indianbankseuction.com>

Date: 26-11-2021



  
AUTHORISED OFFICER  
CANARA BANK



**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 26-11-2021**

**1. Name and Address of the Secured Creditor** : CANARA BANK, SHIRDI-I BRANCH,  
At 1st FLOOR, SHOPPING COMPLEX No. 2, NAGAR  
PANCHAYAT, SHIRDI NAGAR, MANMAD ROAD-423109

**2. Name and Address of the  
Borrower(s)/ Guarantor(s):**

**1. Borrower: Vishal Bhagchand Talreja**  
**Address : A/p Uruli-Kanchan, Datar Colony,**  
**Near Railway Station, District Pune**  
**Maharashtra-412202**

**Co-Borrower: Sandip M Chandgude**  
**Address: Sandhya Bungalow, Sade Satara Nali Road,**  
**SN 209,**  
**Bhagirath Nagar, Hadapsar, Pune**  
**Maharashtra-411028**

**Vishal Bhagchand Talreja and Sandip M Chandgude**  
**Address: Flat no. C-303, Arya Building, C-Typre**  
**Building,**  
**Plot no. 5, Gat no. 2/A9, Second Floor,**  
**Saichintan Project, Behind Shri Sai Palkhi Niwara,**  
**Village of Nighoj, Tal. Rahata, Dist. Ahmednagar-**  
**423109**

**3. Total liabilities as on 25-11-2021**

: Rs. 18,28,294.85/- (Rupees Eighteen Lakh  
Twenty Eight Thousand Two Hundred Ninety  
Four and Eighty Five Paise)

**4. (A) Mode of Auction:**

: Online e-Auction.

**(b) Details of Auction service provider:**

:M/S CANBANK COMPUTER SERVICES  
LTD. contact- 9480691777/8880531165/080-  
23469661/62/64/65

**(c) Date & Time of Auction:**

:31-12-2021 at 12:30 P.M. TO 1:30 P.M.

**(d) Portal of E-Auction:**

: <https://indianbankseuction.com>

**5. Reserve Price:**

: Rs. 20,79,000/- (Rupees Twenty Lakh Seventy  
Nine Thousand)

**OTHER TERMS AND CONDITIONS**

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://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 **18-12-2021 between 02.00 P.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, SHIRDI-I Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, A/c No. 6950296000002, IFSC Code: CNRB0006950 on or before 29-12-2021 till 4:00 pm. Intending bidders shall hold 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. Bangalore. (Contact no. 9480691777/8880531165/8898418010) Email- [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)

e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 29-12-2021 before 5:00 PM, to Canara Bank, SHIRDI-I 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://indianbankseauction.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- 9480691777/8880531165/080-23469661/62/64/65

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. 5,000/- (Rupees Five Thousands 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.

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. 50,00,00/- (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) 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 government/other dues payable to the government if any, informed subsequently

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 – Aurangabad-II or SHIRDI-I branch** who, as a facilitating centre, shall make necessary arrangements.

q) For further details contact **Branch Manager Canara Bank, SHIRDI-I Branch (9421561831)** OR the service provider **M/S CANBANK COMPUTER SERVICES LTD. contact- 9480691777/8880531165/080-23469661/62/64/65**

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

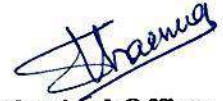
**SPECIAL INSTRUCTION/CAUTION**

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.

**Place: RO Aurangabad**

**Date: 26-11-2021**



  
**Authorised Officer**  
**CANARA BANK**



**अंतर/आंतरिक कार्यालय लापन/INTER/INTRA OFFICE MEMORANDUM**

From:	To:
केनरा बैंक / CANARA BANK	The RO Head -CAC
SHIRDI-I BRANCH DP CODE 2770	Recovery and legal section
	RO Aurangabad-II
Our Ref.: 002a/reserveprice/2770/2020-21	Date:25-11-2021

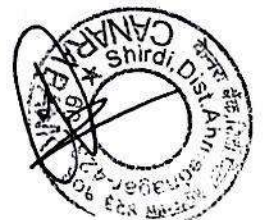
**Sub: Fixation of Reserve Price - Vishal B Talreja and Sandip M Chandgude (SHIRDI-I Branch DP CODE 2770) .**

The subject borrower is a constituent of our SHIRDI-I branch of R.O. Aurangabad-II. The above said party has availed Housing Loan of Rs. 15 Lakh in the year 2017, the account slipped to NPA on 01-05-2019, with Total liability of Rs. 18,28,294.85/- due on 25-11-2021. SARFAESI action has been initiated on the account. SARFAESI Demand Notice issued on 14/06/2019, Symbolic possession has been taken on 07/09/2019.

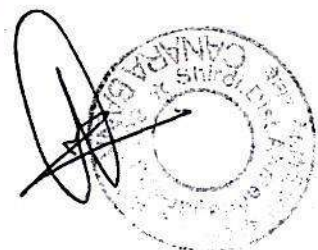
The branch has gone in for fresh valuation of the property on 06-08-2021 through our bank empanel SARFAESI valuer, H.H. Longani (Sarfaesi Valuer). The branch hereby recommends for fixing of reserve price of the security for issuance of sale notice.

**DETAILS OF PROPERTY :**

Sl No	Particulars of Account including nature of account	Vishal B Talreja and Sandip M Chandgude Housing Loan no. 2770282000003
	Sanctioning Authority	Branch Manager
1	Date of SARFAESI Notice	14/06/2019
2	Date of Acknowledgement by borrower cum mortgagor	14/06/2019
3	Date of acknowledgement by guarantor cum mortgagor	14/06/2019
4	Date of Possession (SYMBOLIC)	07/09/2019



5	Date of publication in two Newspaper	:	14/09/2019				
6	Date of NPA/ LPD	:	01/05/2019				
7	Credit facilities at the time of sanction of loan	:	Nil				
8	Present liability with up to date interest	:	Rs. 18,28,294.85/- as on 25-11-2021				
9	Detail of Security/ immovable property along with boundaries.	:	Flat no. C-303, Arya Building, C-Type Building, Plot no. 5, Gat no. 2/A9, Second Floor, Saichintan Project, Behind Shri Sai Palkhi Niwara, Built-up Area admeasuring 84.01 sq. mts. Village of Nighoj, Tal. Rahata, Dist. Ahmednagar-423109 and bounded as North: Open Duct, South: Open Duct, East: Open Duct, Passage, Staircase, West: Side Margin				
10	Full details of hypothecated assets. (stock in trade/Plant and machinery )	:	Not Applicable				
11.	Value of security at the time of sanction of loan. ( Plz mention the date of valuation and name of valuer )	:	<table border="1"> <thead> <tr> <th>Particulars</th> <th>Assessed Value</th> </tr> </thead> <tbody> <tr> <td>Valuation/Project cost at the time of Sanction</td> <td>Market Value Rs. 27.09 AS PER AGREEMENT SALE DEED DT 07-11-2015/  Realizable Value Rs. ____/-  Distress Value Rs. ____/-</td> </tr> </tbody> </table>	Particulars	Assessed Value	Valuation/Project cost at the time of Sanction	Market Value Rs. 27.09 AS PER AGREEMENT SALE DEED DT 07-11-2015/  Realizable Value Rs. ____/-  Distress Value Rs. ____/-
Particulars	Assessed Value						
Valuation/Project cost at the time of Sanction	Market Value Rs. 27.09 AS PER AGREEMENT SALE DEED DT 07-11-2015/  Realizable Value Rs. ____/-  Distress Value Rs. ____/-						





12.	<b>Present value of Security</b>  ( Plz mention the date of valuation and name of valuer )	<table><tr><th><u>Particulars</u></th><th><u>Assessed Value</u></th></tr><tr><td>As per valuation report dated 06-08-2021 issued by H.H. Longani (Sarfaesi Valuer)</td><td>Market Value: Rs. 23,10,000/-  Realizable Value: Rs. 20,79,000/-  Distress Value: Rs. 18,48,000/-</td></tr></table>	<u>Particulars</u>	<u>Assessed Value</u>	As per valuation report dated 06-08-2021 issued by H.H. Longani (Sarfaesi Valuer)	Market Value: Rs. 23,10,000/-  Realizable Value: Rs. 20,79,000/-  Distress Value: Rs. 18,48,000/-
<u>Particulars</u>	<u>Assessed Value</u>					
As per valuation report dated 06-08-2021 issued by H.H. Longani (Sarfaesi Valuer)	Market Value: Rs. 23,10,000/-  Realizable Value: Rs. 20,79,000/-  Distress Value: Rs. 18,48,000/-					
13.	<b>Branch recommendation for fixation of reserve price.</b> ( Plz submit views on reserve price for each property including stocks-in- trade )	Branch recommends that Realizable Value suggested by Sarfaesi Valuer H.H. Longani Rs. 20,79,000/- may be fixed as Reserve price.				

Thank you

Yours faithfully

कृते कैमरा बैंक / for CAMARA BANK  
वरिष्ठ कर्मचारी / Mr. Manager  
शिर्डी शाखा / Shirdi Br.

