

Ref. no. 002/1/auction notice/SATPUR/2021

Dated: 29-06-2021

To,

**Borrower: M/s Saptshrungi Traders**  
**Through its Proprietor**  
**Sanjay Karbhari Kandekar**  
**At and Post Matori**  
**Taluka and District Nashik,**  
**Nashik-422201**

**Guarantor: Dhananjay Ramdas Dhondage**  
**At Post Matori**  
**At and Post Matori**  
**Taluka and District Nashik,**  
**Nashik-422201**

**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, **Nashik Satpur** 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 **Nashik Satpur** 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/ies mortgaged/charged to the Secured Creditor, the symbolic/physical possession of which has been taken by the Authorised Officer of **Nashik Satpur Branch** of the Canara Bank., will be sold on “As is where is”, “As is what is” and “ Whatever there is” on 30-06-2021 for recovery of **Rs. 4,47,89,717.49/- (Rupees Four Crore Forty Seven Lakh Eighty Nine Thousand Seven Hundred Seventeen and Forty Nine Paise Only)** as on 10-08-2020 along with interest and costs to the **Nashik Satpur Branch** of Canara Bank from M/s **Saptshrungi Traders through its Proprietor Shri Sanjay Karbhari Kandekar.**

### DETAILS OF PROPERTY

Details & Full Description of the immovable & movable properties with known encumbrances, if any	Reserve Price	Earnest Money Deposit (EMD)	Known Encumbrance
Row House no. 2, Akruti Row Bungalows, Makhamalabad Mhasrul Road, Makhamalabad Nasik, admeasuring 77 sq. mts. in the name of Sanjay Karbhari Kandekar and bounded as East: 7.5 mts. Road, West: House no. 5, North: House no. 3, South: House no. 1	<b>Rs. 23,91,080/- (Rupees Twenty Three Lakh Ninety One Thousand Eighty Only)</b>	<b>Rs. 2,39,108/- (Rupees Two Lakh Thirty Nine Thousand One hundred eight Only) By 28-07-2021 before 2.00 PM</b>	<b>Not Known to Bank</b>
Residential Flat no. 4, First Floor, Ekdant apartment, constructed on Plot no. 11+12, S. No. 5/1B + 1C, Makhmalabad Shivar, irrigation Colony, Makhmalabad Girnare Road, Makhmalabad, Nashik, admeasuring 81.31 sq. mts. in the name of Sanjay Karbhari Kandekar and bounded as East: Staircase, West: Side margin, North: Flat no. 3, South: Side margin	<b>Rs. 22,89,880/- (Rupees Twenty Two lac Eighty Nine thousand Eight Hundred eighty Only)</b>	<b>Rs. 2,28,988/- (Rupees Two Lakh Twenty Eight Thousand Nine Hundred Eighty Eight Only) By 28-07-2021 before 2.00 PM</b>	<b>Not Known to Bank</b>
Residential Flat no. 1, Ground floor, Shree DattaKrupa Residency, constructed on Plot no. 28, S. No. 417/3A (3B+3C+3D), Makhmalabad Shivar, Irrigation Colony, Makhmalabad Girnare Road, Makhmalabad, Nashik, admeasuring 98.94 sq. mts. in the name of Sanjay Karbhari Kandekar and bounded as Side Margin, West: Side margin, North: Parking, South:	<b>Rs.27,85,760/- (Rupees Twenty Seven Lakh Eight Five Thousand Seven hundred Sixty Only)</b>	<b>Rs. 2,78,576/- (Rupees Two Lakh Seventy Eight Thousand Five Hundred Seventy Six Only) By 28-07-2021 before 2.00 PM</b>	<b>Not Known to Bank</b>

Side Margin			
Residential Flat no. 2, First Floor, Shree Dattakrupa Residency, constructed on plot no. 28, S. No. 417/3A (3B+3C+3D), Makhmalabad Shivar, Irrigation Colony, Makhmalabad Girnare road, Makhmalabad, Nashik, admeasuring 80.39 sq. mts. in the name of Sanjay Karbhari Kandekar and bounded as East: Side Margin, West: Side Margin, North: Flat no. 3, South: Side Margin	<b>Rs. 22,63,200/- (Rupees Twenty Two Lakh Sixty Three Thousand Two Hundred Only)</b>	<b>Rs. 2,26,320/- (Rupees Two Lakh Twenty Six Thousand Three hundred Twenty Only) By 28-07-2021 before 2.00 PM</b>	<b>Not Known to Bank</b>
Residential Flat no. 7, Second Floor, Vedant Residency Apartment, constructed on plot no. 27, S. No. 10/1, Irrigation Colony, Makhmalabad, Nasik, admeasuring 88.28 sq. mts. in the name of Sanjay Karbhari Kandekar and bounded as East: Side Margin, West: Flat no. 8, North: Flat no. 6, South: Side Margin	<b>Rs. 24,85,840/- (Rupees Twenty Four Lakh Eighty Five Thousand Eight Hundred Forty Only)</b>	<b>Rs. 2,48,584/- (Rupees Two Lakh Forty Eight Thousand Five Hundred Eight Four Only) By By 28-07-2021 before 2.00 PM</b>	<b>Not Known to Bank</b>
Residential Flat no.1, Ground floor, Heramb Apartment, constructed on plot no. 3, S. No. 436, Makhmalabad Shivar, Makhmalabad-Masul Road, Makhmalabad, Nasik, admeasuring 102.68 sq. mts. in the name of Dhanajay Ramdas Dhondage and bounded as East: Stair case, West: Plot no. 9, North: Plot no. 2, South: Plot no. 4	<b>Rs. 26,87,320/- (Rupees Twenty Six Lakh Eight Seven Thousand Three Hundred Twenty Only)</b>	<b>Rs. 2,68,732/- (Rupees Two Lakh Sixty Eight Seven Hundred Thirty Two Only) By 28-07-2021 2.00 PM</b>	<b>Not Known to Bank</b>

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 **Branch Manager, Nashik Satpur Branch, Canara Bank**, 0253-2350039 Mobile 7755926579 during office hours on any working day.

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

Date: 29-06-2021  
Place: Nashik Satpur

**AUTHORISED OFFICER  
CANARA BANK**

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 29-06-2021**

**1. Name and Address of the Secured Creditor** : SATPUR NASHIK BRANCH

Plot no. 7, Trambakeshwar road, Satpur, Nashik-422007

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

**1.**

**Borrower: M/s Saptshrungi Traders  
Through its Proprietor  
Sanjay Karbhari Kandekar  
At and Post Matori  
Taluka and District Nashik,  
Nashik-422201**

**Guarantor: Dhananjay Ramdas Dhondage  
At Post Matori  
At and Post Matori  
Taluka and District Nashik,  
Nashik-422201**

**3. Total liabilities as on 10-08-2020**

**: Rs. 4,47,89,717.49/- (Rupees Four Crore Forty Seven Lakh Eighty Nine Thousand Seven Hundred Seventeen and Forty Nine Paise Only) along with interest, costs etc thereon**

**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:**

**: 30-07-2021 at 12:30 P.M. TO 1:30 P.M.**

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

**: <https://indianbankseaction.com>**

**5. Reserve Price:**

**: As per Table mentioned Below**



<b><u>DETAILS OF SECURED PROPERTIES</u></b>	<b><u>RESERVE PRICE FIXED</u></b>
Row House no. 2, Akruti Row Bungalows, Makhmalabad Mhasrul Road, Makhmalabad Nasik, admeasuring 77 sq. mts. in the name of Sanjay Karbhari Kandekar and bounded as East: 7.5 mts. Road, West: House no. 5, North: House no. 3, South: House no. 1	Rs. 23,91,080/-
Residential Flat no. 4, First Floor, Ekdant apartment, constructed on Plot no. 11+12, S. No. 5/1B + 1C, Makhmalabad Shivar, irrigation Colony, Makhmalabad Girnare Road, Makhmalabad, Nashik, admeasuring 81.31 sq. mts. in the name of Sanjay Karbhari Kandekar and bounded as East: Staircase, West: Side margin, North: Flat no. 3, South: Side margin	Rs. 22,89,880/-
Residential Flat no. 1, Ground floor, Shree DattaKrupa Residency, constructed on Plot no. 28, S. No. 417/3A (3B+3C+3D), Makhmalabad Shivar, Irrigation Colony, Makhmalabad Girnare Road, Makhmalabad, Nashik, admeasuring 98.94 sq. mts. in the name of Sanjay Karbhari Kandekar and bounded as Side Margin, West: Side margin, North: Parking, South: Side Margin	Rs. 27,85,760/-
Residential Flat no. 2, First Floor, Shree Dattakrupa Residency, constructed on plot no. 28, S. No. 417/3A (3B+3C+3D), Makhmalabad Shivar, Irrigation Colony, Makhmalabad Girnare road, Makhmalabad, Nashik, admeasuring 80.39 sq. mts. in the name of Sanjay Karbhari Kandekar and bounded as East: Side Margin, West: Side Margin, North: Flat no. 3, South: Side Margin	Rs. 22,63,200/-
Residential Flat no. 7, Second Floor, Vedant Residency Apartment, constructed on plot no. 27, S. No. 10/1, Irrigation Colony, Makhmalabad, Nasik, admeasuring 88.28 sq. mts. in the name of Sanjay Karbhari Kandekar and bounded as East: Side Margin, West: Flat no. 8, North: Flat no. 6, South: Side Margin	Rs. 24,85,840/-
Residential Flat no.1, Ground floor, Heramb Apartment, constructed on plot no. 3, S. No. 436, Makhmalabad Shivar, Makhmalabad-Masul Road, Makhmalabad, Nasik, admeasuring 102.68 sq. mts. in the name of Dhanajay Ramdas Dhondage and bounded as East: Stair case, West: Plot no. 9, North: Plot no. 2, South: Plot no. 4	Rs. 26,87,320/-

### **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 **23-07-2021 between 11.00 A.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, Nashik Satpur Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Canara Bank, Aurangabad Regional Office II Branch, A/c No. 6250295000002, IFSC Code: CNRB0001368** on or before **28-07-2021 till 2:00 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 28-07-2021 before 5:00 PM, to Canara Bank, Nashik Satpur 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 multiplies of **Rs. 10,000/- (Rupees Ten 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 Nashik Satpur branch** who, as a facilitating centre, shall make necessary arrangements.**

**q) For further details contact **Branch Manager Canara Bank, Nashik Satpur Branch (0253-2350039)** 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: Satpur Nashik**

**Date: 29-06-2021**

**Authorised Officer**

**CANARA BANK**