



**STRESSED ASSET MANAGEMENT BRANCH**  
 Circle Office Building, 8th Floor, 'B' Wing, C-14, G-Block, Bandra-Kurla Complex, Bandra East, Mumbai- 400 051  
 Tele:- 022-26728798/8771/8744/8482/8789/8793; email:- cb15550@canarabank.com

**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 Symbolic Possession of which has been taken by the Authorized Officer of **Canara Bank (e-Syndicate)**, will be sold on "As is where is", "As is what is" and "without recourse" basis on **12.03.2024** for recovery of Rs. 230,39,31,618.21 (Rupees Two Hundred Thirty Crore Thirty Nine Lakhs Thirty One Thousand Six Hundred Eighteen and Paise Twenty One only) as on 30.06.2022 plus further interest and charges from 01.07.2022 till the date of realization) due to Canara Bank and Punjab National Bank (As secured creditor under consortium) from **M/s Bansi Mall Management Company Private Limited** situated at Knowledge House, Shyam Nagar, Off-Jogeshwari-Vikhori Link Road, Jogeshwari (E), Mumbai-400060.

Description of the Property	Reserve Price	Earnest Money Deposit
<p>All that part and parcel of the property consisting of "SOBO Mall" situated at Tardeo Main Road (now Pandit Madan Mohan Malviya Road), Haji Ali, Mumbai-400034 in Sy. No. / City or Town No./ Khasra No. bearing CS No. 14/738 and 15/738 of Malabar Hill and Cumbala Hill Division and assessed by the BMC under "D" Ward Nos. 3764, 3764 (2), 3766 and 3767 (1-2), Street Nos. 24,26,30 and 30A, within the registration sub-district and district of Mumbai City and Mumbai Suburban. (detailed description in annexure below)-(Second Charge is in the name of <b>PNB(E-OBC),UBI,IDBI TRUSTEESHIP</b>).</p> <p>Bounded:</p> <p>On the North by: Heera Panna Market            On the South by: Ground Floor Market Only            On the East by: Tardeo Road            On the West by: Open land and Japan Consulate</p>	<p>Rs. 475,00,00,000/-</p> <p><b>(Rupees:- Four Hundred Seventy Five Crores Only)</b></p>	<p>Rs. 47,50,00,000/-</p> <p><b>(Rupees:- Forty Seven Crores Fifty Lakhs Only)</b></p>
<b>Annexure (Security Schedule )</b>		
<b>Property detail:</b>		
<b>Particulars</b>	<b>Area</b>	<b>Address</b>
<p>The property is owned by the company M/s Bansi Mall Management Pvt. Ltd. (The property was purchased on 30.06.2006. Building is named as "SOBO Central".</p>	<p>Apartment 2- admeasuring 28414.24 sqfts. (part of the Ground +5 floors of Building A)            Apartment 3- admeasuring 4964.21 sqfts. (Ground + 4 Floor of Building B)            Apartment 4- admeasuring 17151.96 sqfts. (3 Floors of Building B and apartment No.5)            Apartment 5- admeasuring 57161.58 sqfts. (Ground +4 Floors of Building C)  <b>(Total 107691.99 sqfts.).</b></p>	<p>Tardeo Main Road, Haji Ali Mumbai 400034.</p>

The Earnest Money Deposit shall be deposited on or before **11.03.2024** up to 5 p.m.





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Details of EMD and other documents to be submitted to service provider on or before **11.03.2024** up to 5.00 pm.

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

DATE AND TIME OF INSPECTION	<b>06.03.2024</b> between 11.00 AM TO 2.00 PM (with prior appointment)
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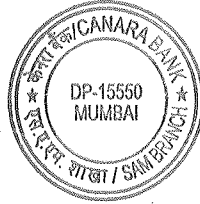
Date up to which documents can be deposited with Bank is **11.03.2024** up to 5:00 p.m.

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. Anchu Chacko, Authorized Officer/ Chief Manager (Mob No. :9387797990), Canara Bank, Stressed Asset Management Branch, Mumbai or Mr. Sachin Pawar Officer( Mob No. 9004645717) e-mail id : cb15550@canarabank.com during office hours on an working day; or the service provider M/s C1 India Pvt Ltd, [www.bankeauction.com](http://www.bankeauction.com), Udhog Vihar, Phase -2, Gulf Petrochem Building, Bldg no. 301, Gurgaon, Haryana pin - 122015 (Contact No. +91-1244302000, 20, 21, 22, 23, 24 Mr. Mr. Bhavik Pandya, Mobile- 8866682937, Email: maharashtra@c1india.com, or Email: support@bankeauctions.com).

Date: 02.02.2024

Place: Mumbai

कृते केनरा बँक  
For Canara Bank  
प्रधिकृत अधिकारी / Authorised Officer  
एस.ए.एम शाखा, मुंबई  
CANARA BANK SAM Branch, Mumbai  
Stressed Asset Management Branch, Mumbai





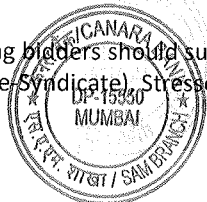
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**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 02.02.2024**

1.	Name and Address of the Secured Creditor	:	Canara Bank, Stressed Asset Management Branch, Circle Office Building, 8th Floor, 'B' Wing, C-14, G-Block, Bandra-Kurla Complex, Bandra East, Mumbai- 400 051  Punjab National Bank, Zonal Sastra Centre Mumbai, PNB Pragati Tower, 1 <sup>st</sup> Floor, Plot No. C-9, G-Block, Bandra Kurla Complex, Bandra (E) Mumbai-400 051
2.	Name & Address of the Borrower(s), / Guarantor(s)/Mortgagors	:	Borrower: - M/s Bansi Mall Management Company Private Limited situated at Knowledge House, Shyam Nagar, Off-Jogeshwari-Vikhori Link Road, Jogeshwari (E), Mumbai-400060.  Personal Guarantor/s : a) Mr. Kishore Biyani b) Mr. Vijay Biyani  Corporate Guarantor/s: c) M/s Future Lifestyle Fashion Limited d) M/s Future Retail Limited e) M/s Future Outdoor Media Solutions Ltd f) M/s Future Consumers Limited (Formerly Known as Future Consumers Enterprises Limited)
3.	Total Liabilities	:	Rs 230,39,31,618.21 (Rupees Two Hundred Thirty Crore Thirty Nine Lakhs Thirty One Thousand Six Hundred Eighteen and Paise Twenty one only) (as on 30.06.2022 plus interest and charges from 01.07.2022)
4.	a. Mode of Auction b. Details of Auction Service Provider c. Date & Time of Auction	:	E-auction M/s C1 India Pvt.Ltd 12.03.2024 (11:00 am to 12:00 Noon) (With unlimited extension of 5 min. duration each till the conclusion of the sale).
5.	Reserve Price	:	Rs. 475,00,00,000.00 ( <b>Rupees:- Four Hundred Seventy Five Crores only</b> )
6.	Minimum Bid Increment amount	:	<b>Rs. 10,00,000/- (Rupees Ten Lakhs Only)</b>

**7. 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.  
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 **11.03.2024** up to 5 p.m. Details of EMD and other documents to be submitted to service provider on or before **11.03.2024** up to 5.00 pm.
- d. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **11.03.2024** up to 5 p.m. to Canara Bank (e-Syndicate), Stressed Asset Management Branch by hand or by email.

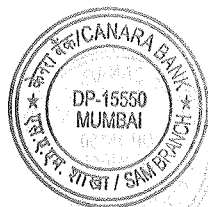


- i. Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
  - ii. Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of 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.
- e. 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. Bhavik Pandya, Mobile- 8866682937, Email: maharashtra@c1india.com, or Email: support@bankeauctions.com).
- f. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- g. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs 10,00,000/-. 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.
- h. 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.
- i. 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.
- j. All charges for conveyance, stamp duty / GST registration charges etc., as applicable shall be borne by the successful bidder only.
- k. 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.
- l. Authorized Officer reserves the right to postpone / cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- m. 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.
- n. For further details contact Mr. Anchu Chacko, Authorized Officer/ Chief Manager (Mob No. :9387797990), or Mr. Sachin Pawar, Officer(Mob No. 9004645717) Canara Bank, Stressed Asset Management Branch, Mumbai e-mail id : cb15550@canarabank.com or the service provider M/s C1 India Pvt Ltd, <https://www.bankeauctions.com> Udhog Vihar, Phase - 2, Gulf Petrochem Building, Bldg no. 301, Gurgaon, Haryana pin - 122015 (Contact No. +91-1244302000, 20, 21, 22,23,24 Mr. Bhavik Pandya, Mobile- 8866682937, Email: maharashtra@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: 02.02.2024



केनरा बँक  
For Canara Bank  
प्रधिकृत अधिकारी / Authorised Officer  
Authorized Officer  
Canara Bank  
Stressed Asset Management Branch, Mumbai  
SAM Branch, Mumbai



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Ref: CB: 15550: BANSI: SARFAESI: SALENOTICE: 2023-24: 375

Date: 02.02.2024

<b>M/s Bansi Mall Management Company Private Limited</b> Knowledge House Shyam Nagar, Off. Jogeshwari- Vikroli Link Road Jogeshwari (East) Mumbai-400 060	<b>Shri Kishore Biyani</b> 406, Jeevan Vihar, Manav Mandir Road, Malabar Hill, Mumbai – 400 006
<b>Shri Vijay Biyani</b> Flat No. 3603, Vivarea Towers, B Wing, S. G. Marg, Jacob Circle, Mahalaxmi, Mumbai 400 011	<b>M/s Future Outdoor Media Solutions Ltd.</b> Knowledge House Shyam Nagar, Off. Jogeshwari- Vikroli Link Road Jogeshwari (East) Mumbai-400 060
<b>M/s Future Retail Limited</b> Knowledge House Shyam Nagar, Off. Jogeshwari- Vikroli Link Road Jogeshwari (East) Mumbai-400 060	<b>M/s Future Lifestyle Fashion Limited</b> Knowledge House Shyam Nagar, Off. Jogeshwari- Vikroli Link Road Jogeshwari (East) Mumbai-400 060
<b>M/s Future Consumers Limited</b> (Formerly known as Future Consumers Enterprises Limited) Knowledge House Shyam Nagar, Off. Jogeshwari- Vikroli Link Road Jogeshwari (East) Mumbai-400 060	

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 .





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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,  
केनरा बँक  
For Canara Bank

  
प्राधिकृत अधिकारी / Authorised Officer  
म. शाखा, मुंबई  
Canara Bank Stressed Asset Management Branch, Mumbai

Stressed Asset Management Branch, Mumbai.

Encl: Sale Notice.

