



(भारतसरकारकाउपक्रम/A GOVERNMENT OF INDIA UNDERTAKING)

दबावग्रस्त आस्ति प्रबंधन शाखा / Stressed Asset Management Branch

केनरा बैंक / Canara Bank, अंचल कार्यालय बिल्डिंग / Circle Office Building, आठवीं मंजिल, 'बी' विंग / 8th Floor, 'B' Wing, सी-14, जी-ब्लॉक / C-14, G-Block, बॉन्डा-कुर्ला कॉम्प्लेक्स / Bandra-Kurla Complex, बॉन्डा पूर्व / Bandra East, मुंबई / Mumbai- 400 051.

Email : cb15550@canarabank.com TEL. - +91 22 26728744/ 26728771/2672879

REF. : CB/SALENOTICE/DELTAIRON/2025/SK
TO,

DATE : 28.07.2025

(1) MR DHANESH JAYANTI LAL MEHTA (Director/ Personal Guarantor) Residential address at: 301/A, Varsha Building, N.S.Road No 5, JVPD Scheme, Vile Parle West, Mumbai, 400056	(2) MR AKSHAY RAJENDRA JAIN (Director/ Personal Guarantor) Residential address at: 101, Venus Apartment, Cuffe Parade, Mumbai- 400005	(3) M/s HYPERPLASMA FABRICATORS PVT LTD. (Corporate Guarantor) Registered Office at : Gut no. 295/300, Chandkhed Road, Village Dhamane, Near Tata Motors, Foundary Maval, Pune-410506
(4) M/S I G STEELS (Corporate Guarantor) Office at 103, Steel Centre 1 st floor, Ahmedabad Street, Masjid (East) Mumbai - 400009.	(5) M/s. Chandor Engineering & Trading Pvt Ltd. (Corporate Guarantor) Registered Office at 5 th floor, Rambhavan Complex, Kodialbail, Mangalore - 575003	(6) Mr. Rajendra Prasad Jain Office at 103, Steel Centre 1 st floor, Ahmedabad Street, Masjid (East) Mumbai - 400009.
(7) MRS. RAJSHREE A JAIN (Personal Guarantor): Residential address at: 101, Venus Apartment, Cuffe Parade, Mumbai- 400005		

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the 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 have taken Symbolic 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 SAM 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 thereunder, 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,
For Canara Bank


Authorised Officer,
Canara Bank,
Stressed Asset Management Branch, Mumbai

ENCLOSURE – SALE NOTICE dated 28.07.2025

Internal



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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, will be sold on "As is where is", "As is what is", basis on **13.08.2025** for recovery of Rs. **407,88,33,681.85** (Rupees Four Hundred Seven Crore Eighty Eight Lakh Thirty Three Thousands Six Hundred Eighty One Rupees & Eighty Five Paise Only as on 30.06.2025 plus further Interest and cost from 01.07.2025 due to the SAM Branch of Canara Bank from **M/S.DELTA IRON & STEEL COMPANY PVT LTD**, Office No 205, 2nd floor, Windfall Tower, Sahar Plaza Complex, Andheri Kurla Road, J.B. Nagar, Andheri (East), Mumbai 400059, represented by its Directors Mr. Akshay Rajendra Jain and Mr. Dhanesh Jayantilal Mehta:

Sr. No.	Description of the Property	Reserve Price	Earnest Money Deposit
1.	Flat No. 402, 4 th floor 'B' Wing, Ansal Heights, Dr G M Bhosale Road, Opposite Old Market, Worli Naka, Mumbai 400018 owned by Mrs Rajshree A Jain adm 1203 sq.ft i.e.111.75 sq.mtr carpet area including the area of the balconies. Boundaries:- North – Shree Ram Mills Ltd compound South – Shree Ram Mills Ltd compound wall East – Bhiwandiwal Building West – G.M. Bhonsale Marg	Rs. Rs.4,58,00,000/-	Rs. 45,80,000/-
2.	Flat No. 703 A & B Seventh floor 'C' Wing Eden IV Co-operative Housing Society Ltd, Hiranandani Gardens Powai Mumbai, adm 1580 sqft built up area owned by Mr Akshay R Jain Boundaries:- North – Jalvayu Vihar South – Central Avenue Road East – Eden 3 West – Jalvayu Vihar	Rs. Rs.3,37,00,000/-	Rs. 33,77,000/-

1	Name and Address of the Secured Creditor	Canara Bank, SAM Branch, Circle Office Building, 8th Floor, 'B' Wing, C-14, G-Block, Bandra-Kurla Complex, Bandra East, Mumbai- 400 051.
2	Name and Address of the Borrower(s) / Guarantor(s)	M/s. DELTA IRON & STEEL COMPANY PVT LTD with Regd. address at, Office No 205, 2 nd floor, Windfall Tower, Sahar Plaza Complex, Andheri Kurla Road, J.B. Nagar, Andheri (East), Mumbai 400059, represented by its Directors & Guarantors Mr. Akshay Rajendra Jain & Mrs Rajshree A Jain Residential address at: 101, Venus Apartment, Cuffe Parade, Mumbai- 400005. Mr. Dhanesh Jayantilal Mehta Residential address at: 301/A, Varsha Building, N.S.Road No 5, JVPD Scheme, Vile Parle West, Mumbai, 400056

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		<p>Mr Rajendra Prasad Jain Office at 103, Steel Centre 1st floor, Ahmedabad Street, Masjid (East) Mumbai – 400009.</p> <p>M/s HYPERPLASMA FABRICATORS PVT LTD Registered Office at : Gut no. 295/300, Chandkhed Road, Village Dhamane, Near Tata Motors, Foundary Maval, Pune-410506.</p> <p>M/s I G STEELS Office at 103, Steel Centre 1st floor, Ahmedabad Street, Masjid (East) Mumbai – 400009.</p> <p>M/s Chandor Engineering & Trading Pvt Ltd Registered Office at 5th floor, Rambhavan Complex, Kodialbail, Mangalore – 575003</p>
3	Total Liabilities as on 30.06.2025	<p>Rs. 407,88,33,681.85</p> <p>Canara Bank – Rs. 271,41,28,599.96. Bank of Maharashtra – Rs. 74,29,94,770.89 Union Bank of India – Rs. 62,17,10,311.00</p>
4	<p>a. Mode of Auction</p> <p>b. Details of Auction Service Provider</p> <p>c. Date & Time of Auction</p> <p>d. Portal of E-auction</p>	<p>E-auction</p> <p>M/s PSB ALLIANCE (BAANKNET)</p> <p>Helpline Number: 8291220220, 9892219848</p> <p>Email: support.BAANKNET@psballiance.com</p> <p>Website: https://baanknet.com/</p> <p>13.08.2025 (11.30.am to 12.30 pm) (with unlimited extension of 5 min. duration each till the conclusion of the sale).</p>
5	Detail of Properties	<p>1. Flat No. 402, 4th floor 'B' Wing, Ansal Heights, Dr G M Bhosale Road, Opposite Old Market, Worli Naka, Mumbai 400018 owned by Mrs Rajshree A Jain adm 1203 sq.ft i.e.111.75 sq.mtr carpet area including the area of the balconies. Boundaries:- North – Shree Ram Mills Ltd compound South - Shree Ram Mills Ltd compound wall East - Bhiwandiwal Building West – G.M. Bhonsale Marg</p> <p>2. Flat No. 703 A & B Seventh floor 'C' Wing Eden IV Co-operative Housing Society Ltd, Hiranandani Gardens Powai Mumbai, adm 1580 sqft built up area owned by Mr Akshay R Jain Boundaries:- North - Jalvayu Vihar South - Central Avenue Road East - Eden 3 West - Jalvayu Vihar</p>
6	Reserve Price	As above
7	Earnest money Deposit	As above
8	The property can be inspected (Date & Time)	09.08.2025

The Earnest Money Deposit shall be deposited on or before **12.08.2025** up to **5 p.m.**

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6 Other terms and conditions:

a. The property/ies will be sold in "As is where is", "As is what is" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).

b. The property/ies will be sold above the Reserve Price.

c. The property can be inspected as mentioned above.

d. Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details **7046612345/6354910172/8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com**).

e. The intending bidders shall deposit Earnest Money Deposit (EMD) of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan" on or before **12.08.2025** up to **5.00 PM**.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 100000/- (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.

g. The incremental amount/price during the time of each extension shall be Rs.1,00,000/- (incremental price) and time shall be extended to **5**(minutes) when valid bid is received in the last minute.

h. Sales 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** (including EMD already paid), immediately on the same day and or not later than next working day and the balance **75% amount of sale price** to be deposited 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 the period stated above, 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. The above-mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to **Account No. 209272434 of Canara Bank, SAM Branch MUMBAI**, and IFSC Code: **CNRB0015550**.

k. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

l. For sale proceeds above **Rs. 50.00 Lakh (Rupees Fifty lakh)**, TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST is applicable, the same shall be paid by the Successful buyer as per Government guidelines.

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m. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.

n. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim after submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site with Prior Appointment of Authorized Officer.

o. Authorized officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

p. For further details may contact Mr. Kishor Kerba Mane, Authorized Officer, Canara Bank, SAM Branch, Mumbai (Mobile No: 8097590940) or Dheerendra Kumar Chaudhary (Mob. No. 9891721657) may be contacted during office hours on any working day. **The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com. /support.ebkay@procure247.com).**"

Place: Mumbai

Date: 28.07.2025

कृते केनरा बैंक
For Canara Bank
Authorized Officer
Canara Bank
प्रधिकृत अधिकारी / Authorized Officer
एस.ए.एम. शाखा, मुंबई
Stressed Asset Management Branch, Mumbai

Internal

