

REGIONAL OFFICE NASHIK,
4TH FLOOR, ROONGTA SUPREMUS,
TIDKE COLONY, CHANDAK
CIRCLE, NASHIK- 422002. Email:
roaurang2@canarabank.com

Ref. no. auction notice/2/KBC /2024-25

Dated: 16-08-2024

To,

Borrower: M/s KBC Global Limited (Erstwhile M/s Karda Constructions Ltd.)

Address 1: 2nd Floor, Gulmohar Status above Business Bank, Samarth Nagar, Nashik-422005

Address 2: Saikrupa Commercial Complex, Tilak Road, Muktidhan, Nashik Road, Nashik- 422101

1. Mr. Naresh Jagumal Karda (Director, Guarantor and Mortgagor)

Address: Karda House, Gulmohar Colony, Anand Nagar,
Behind Muktidham Nashik Road, Nashik Maharashtra- 422101

2. Legal Heirs of Late Mr. Manohar Jagumal Karda (Since deceased) (Director, Guarantor and Mortgagor)

a. Bharati Karda (Wife)

b. Deepti Manohar Karda (Daughter)

c. Drishti Manohar Karda (Daughter)

All R/o at Address: Karda House, Gulmohar Colony, Anand Nagar,
Nashik Road, Nashik Maharashtra- 422101

3. Mr. Vasudev Jagumal Karda (Guarantor and Mortgagor)

Address: Karda House, Gulmohar Colony, Anand Nagar,
Behind Muktidham Nashik Road, Nashik Maharashtra- 422101

4. Mr. Karamchand Jagumal (Guarantor and Mortgagor)

Address: Karda House, Gulmohar Colony, Anand Nagar,
Behind Muktidham Nashik Road, Nashik Maharashtra- 422101

5 Mr. Prem Jagumal Karda (Guarantor and Mortgagor)

Address: Karda House, Gulmohar Colony, Anand Nagar,
Behind Muktidham Nashik Road, Nashik Maharashtra- 422101

6 Mr. Laxman Jagumal Karda (Guarantor and Mortgagor)

Address: Karda House, Gulmohar Colony, Anand Nagar,
Behind Muktidham Nashik Road, Nashik Maharashtra- 422101

7. Mrs. Disha Naresh Karda (Director and Guarantor)

Address: Karda House, Gulmohar Colony, Anand Nagar,
Behind Muktidham Nashik Road, Nashik Maharashtra- 422101

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, the authorized officer of Nasik City Main Branch, on behalf of Canara Bank, had 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 Nasik City Main Branch of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.



केनरा बैंक Canara Bank

भारत सरकार का उपक्रम

A Government of India Undertaking

सिंडिकेट Syndicate

Together We Can

REGIONAL OFFICE NASHIK,
4TH FLOOR, ROONGTA SUPREMUS,
TIDKE COLONY, CHANDAK
CIRCLE, NASHIK- 422002. Email:
roaurang2@canarabank.com

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,

संजय नवलाखे
Sanjay Navalakhe


आधिकृत अधिकारी
Authorised Officer
केनरा बैंक
Canara Bank



ENCLOSURE – SALE NOTICE

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 property mortgaged/charged to the Secured Creditor, the Symbolic Possession of which has been taken by the Authorized Officer of Nasik City Main Branch of the Canara Bank., will be sold on "As is where is", "As is what is" and " Whatever there is" on 25-09-2024 for recovery of Rs. 11,01,78,831.25/- (Rupees Eleven Crores One Lakh Seventy Eight Thousand Eight Hundred Thirty One and Paise Twenty Five Only) which is due along with interest and costs as on 31-07-2024 to the Nasik City Main Branch of Canara Bank from M/s KBC Global Limited (Erstwhile M/s Karda Constructions Ltd.) (Borrower), Mr. Naresh Jagumal Karda (Director, Guarantor and Mortgagor), Legal Heirs of Late Mr. Manohar Jagumal Karda (Since deceased) (Director, Guarantor and Mortgagor) a. Bharati Karda (Wife) b. Deepti Manohar Karda (Daughter) c. Drishti Manohar Karda (Daughter), Mr. Vasudev Jagumal Karda (Guarantor and Mortgagor), Mr. Karamchand Jagumal (Guarantor and Mortgagor), Mr. Prem Jagumal Karda (Guarantor and Mortgagor), Mr. Laxman Jagumal Karda(Guarantor and Mortgagor) and Mrs. Disha Naresh Karda (Director and Guarantor).

DETAILS OF PROPERTY

Details & Full Description of the immovable & movable properties with known encumbrances, if any	Reserve Price	Earnest Money Deposit (EMD)	Known Encumbrance
1. Flat No. 1, having carpet area 587.92 sq. ft. i.e. 54.619 sq. mtrs.on the first floor, of building known as "Karda Co-op. Housing Society Ltd. Nasik Road", constructed on Plot No. 1, from in and out of Survey No. 34/1A/2A/1 (Old Survey No. 34/1A/1+34/2A/1), area admeasuring 294.75 sq. mtrs, assessed at Rs. 185.69, situated at village Deolali, Taluka & District Nashik in the name of Mr. Vasudev Jagumal Karda Bounded as under: North: Open Space South : Flat No. 2 & Staircase East: Open Space West: Open Space	Rs. 29,30,000/- (Rupees Twenty Nine Lakh Thirty Thousand only)	Rs. 2,93,000/- (Rupees Two Lakh Ninety Three Thousand Only) 24.09.2024 by 4.00 PM	Not Known to Bank
2. Flat No. 2, having carpet area 587.92 sq. ft. i.e. 54.619 sq. mtrs.on the first floor, of building known as "Karda Co-op. Housing Society Ltd. Nasik Road", constructed on Plot No. 1, from in and out of Survey No. 34/1A/2A/1 (Old Survey No. 34/1A/1+34/2A/1), area admeasuring 294.75 sq. mtrs, assessed at Rs. 185.69, situated at village Deolali, Taluka & District Nashik in the name of Mr. Karamchand Jagumal Karda Bounded as under: North: Marginal Space South : Flat No. 1 East: Marginal Space West: Marginal Space & Staircase	Rs. 29,30,000/- (Rupees Twenty Nine Lakh Thirty Thousand only)	Rs. 2,93,000/- (Rupees Two Lakh Ninety Three Thousand Only) 24.09.2024 by 4.00 PM	Not Known to Bank



केनरा बैंक Canara Bank

भारत सरकार का उद्योग

सिंडिकेट Syndicate

Together We Can

REGIONAL OFFICE NASHIK,
4TH FLOOR, ROONGTA SUPREMUS,
TIDKE COLONY, CHANDAK
CIRCLE, NASHIK- 422002. Email:
roaurang2@canarabank.com

<p>3. Flat No. 3, having carpet area 587.92 sq. ft. i.e. 54.619 sq. mtrs.on the Second floor, of building known as "Karda Co-op. Housing Society Ltd. Nasik Road", constructed on Plot No. 1, from in and out of Survey No. 34/1A/2A/1 (Old Survey No. 34/1A/1+34/2A/1), area admeasuring 294.75 sq. mtrs, assessed at Rs. 185.69, situated at village Deolali, Taluka & District Nashik in the name of Mr. Manohar Jagumal Karda (deceased). Bounded as under: North: Marginal Space South : Flat No. 4 East: Marginal Space West: Marginal Space & Staircase</p>	<p>Rs. 29,30,000/- (Rupees Twenty Nine Lakh Thirty Thousand only)</p>	<p>Rs. 2,93,000/- (Rupees Two Lakh Ninety Three Thousand Only) 24.09.2024 by 4.00 PM</p>	<p>Not Known to Bank</p>
<p>4. Flat No. 4, having carpet area 587.92 sq. ft. i.e. 54.619 sq. mtrs.on the Second floor, of building known as "Karda Co-op. Housing Society Ltd. Nasik Road", constructed on Plot No. 1, from in and out of Survey No. 34/1A/2A/1 (Old Survey No. 34/1A/1+34/2A/1), area admeasuring 294.75 sq. mtrs, assessed at Rs. 185.69, situated at village Deolali, Taluka & District Nashik in the name of Mr. Naresh Jagumal Karda Bounded as under: North: Marginal Space South : Flat No. 3 East: Marginal Space West: Marginal Space & Staircase</p>	<p>Rs. 29,30,000/- (Rupees Twenty Nine Lakh Thirty Thousand only)</p>	<p>Rs. 2,93,000/- (Rupees Two Lakh Ninety Three Thousand Only) 24.09.2024 by 4.00 PM</p>	<p>Not Known to Bank</p>
<p>5. Flat No. 5, having carpet area 587.92 sq. ft. i.e. 54.619 sq. mtrs.on the Second floor, of building known as "Karda Co-op. Housing Society Ltd. Nasik Road", constructed on Plot No. 1, from in and out of Survey No. 34/1A/2A/1 (Old Survey No. 34/1A/1+34/2A/1), area admeasuring 294.75 sq. mtrs, assessed at Rs. 185.69, situated at village Deolali, Taluka & District Nashik in the name of Mr. Laxman Jagumal Karda Bounded as under: North: Marginal Space South : Flat No. 6 East: Marginal Space West: Marginal Space & Staircase</p>	<p>Rs. 29,30,000/- (Rupees Twenty Nine Lakh Thirty Thousand only)</p>	<p>Rs. 2,93,000/- (Rupees Two Lakh Ninety Three Thousand Only) 24.09.2024 by 4.00 PM</p>	<p>Not Known to Bank</p>
<p>6. Flat No. 6, having carpet area 587.92 sq. ft. i.e. 54.619 sq. mtrs.on the Second floor, of building known as "Karda Co-op. Housing Society Ltd. Nasik Road", constructed on Plot No. 1, from in and out of Survey No. 34/1A/2A/1 (Old Survey No. 34/1A/1+34/2A/1), area admeasuring 294.75 sq. mtrs, assessed at Rs. 185.69, situated at village Deolali, Taluka & District Nashik in the name of Mr. Prem Jagumal Karda Bounded as under: North: Flat No. 5 South : Marginal Space East: Marginal Space West: Marginal Space & Staircase</p>	<p>Rs. 29,30,000/- (Rupees Twenty Nine Lakh Thirty Thousand only)</p>	<p>Rs. 2,93,000/- (Rupees Two Lakh Ninety Three Thousand Only) 24.09.2024 by 4.00 PM</p>	<p>Not Known to Bank</p>



7. All that piece and parcel of N. A. land area admeasuring 00Hectare 13 Ares +P.K. 00Hectare 01 Ares, total area admeasuring 00Hectare 14 Ares of Survey No. 146/1, N. A. land area admeasuring 00Hectare 16 Ares +P.K. 00Hectare 01 Ares, total area admeasuring 00Hectare 17 Ares of Survey No. 146/2, N. A. land area admeasuring 00Hectare 39 Ares Survey No. 146/3 and N.A. land area admeasuring 00H 10 Ares from in and out of Survey No. 34/3B situated at village Sansari, Taluka & Dist Nashik in the name of Mr. Naresh Jagumal Karda

Bounded as under:

	Survey No.	Survey No.	Survey No.	Survey No.
	146/1	146/2	146/3	34/3B
North	Nala	Nala	Nala	Nala
South	Sr. No. 33	Sr. No. 33	Sr. No. 33	Sr. No. 33/4
East	Sr. No. 146/2	Sr. No. 146/3	Sr. No. 147	Sr. No. 146/1
West	Sr. No. 146/2	Sr. No. 146/1	Sr. No. 146/2	Sr. No. 34/3A

Rs. 10,85,00,000/-
 (Rupees Ten Crores Eighty Five Lakhs only)

Rs.1,08,50,000/-
 (Rupees One Crore Eighty Lakhs Fifty Thousand Only)
 24.09.2024 by
 4.00 PM

Not Known to Bank

8. All that part and parcel of commercial premises on second to fifth floor in the Building known as " Hari Naman" comprising of Lodging No. 201 on 2nd floor, Lodging No. 202 on 2nd floor, Lodging No. 203 on 2nd floor, Lodging No. 301 on Third Floor, Lodging No. 302 on Third Floor, Lodging No. 303 on Third Floor, Lodging No. 401 on Fourth Floor, Lodging No. 402 on Fourth Floor, Lodging No. 403 on Fourth Floor, Lodging No. 501 on Fifth Floor, Lodging No. 502 on Fifth Floor, Lodging No. 503 on Fifth Floor constructed on Survey No. 238A/1/2+3+4/18, City Survey No. 3296B of Plot No. 10 Behind HP Petrol pump Opposite Bytco Hospital, Near Nashik Road railway station,Shahu maharaj path, NashikRoad, Village Deolali Taluka and Dist Nashik 422101 in the name of M/s KBC Global Limited (Erstwhile M/s Karda Constructions Ltd.)

Bounded as under –

North- Marginal Space and Adj. Plot no. 11

South- Marginal Space & 9.14 m wide road;

East- Marginal Space & Adj. Plot no. 20;

West- Marginal Space & 9.14 m wide road.

Rs. 6,60,94,000/-
 (Rupees Six Crores Sixty Lakhs Ninety Four Thousand only)

Rs.66,09,400/-
 (Rupees Sixty Six Lakhs Nine Thousand Four Hundred Only)
 24.09.2024 by
 4.00 PM

Not Known to Bank



केनरा बैंक Canara Bank

भारत सरकार का सम्प्रदाय

A Government of India Undertaking

सिंडिकेट Syndicate

Together We Can

REGIONAL OFFICE NASHIK,
4TH FLOOR, ROONGTA SUPREMUS,
TIDKE COLONY, CHANDAK
CIRCLE, NASHIK- 422002. Email:
roaurang2@canarabank.com

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, Nasik City, Branch, Canara Bank, Mobile 9404553690** during office hours on any working day.

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

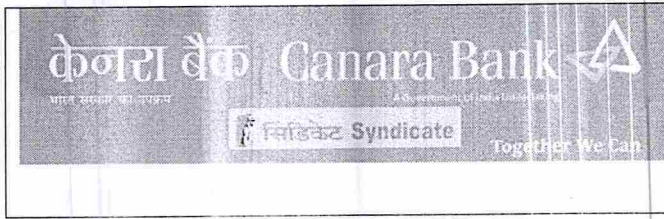
Date: 16.08.2024



संजय नवलखे
Sanjay Navalakhe

प्राधिकृत अधिकारी
Authorised Officer
केनरा बैंक / Canara Bank

AUTHORISED OFFICER
CANARA BANK



REGIONAL OFFICE NASHIK,
4TH FLOOR, ROONGTA SUPREMUS,
TIDKE COLONY, CHANDAK
CIRCLE, NASHIK- 422002. Email:
roaurang2@canarabank.com

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 16-08-2024

1. Name and Address of the Secured Creditor

: CANARA BANK, NASIK CITY MAIN
BRANCH, DISTRICT NASHIK

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

1. Borrower: M/s KBC Global Limited (Erstwhile M/s Karda Constructions Ltd.)
Address 1: 2nd Floor, Gulmohar Status above Business Bank, Samarth Nagar, Nashik-422005
Address 2: Saikrupa Commercial Complex, Tilak Road, Muktidhan, Nashik Road, Nashik-422101
2. Mr. Naresh Jagumal Karda (Director, Guarantor and Mortgagor)
Address: Karda House, Gulmohar Colony, Anand Nagar,
Behind Muktidham Nashik Road, Nashik Maharashtra- 422101
3. Legal Heirs of Late Mr. Manohar Jagumal Karda (Since deceased) (Director, Guarantor and Mortgagor)
 - a. Bharati Karda (Wife)
 - b. Deepti Manohar Karda (Daughter)
 - c. Drishti Manohar Karda (Daughter)All R/o at Address: Karda House, Gulmohar Colony, Anand Nagar,
Nashik Road, Nashik Maharashtra- 422101
4. Mr. Vasudev Jagumal Karda (Guarantor and Mortgagor)
Address: Karda House, Gulmohar Colony, Anand Nagar,
Behind Muktidham Nashik Road, Nashik Maharashtra- 422101
5. Mr. Karamchand Jagumal (Guarantor and Mortgagor)
Address: Karda House, Gulmohar Colony, Anand Nagar,
Behind Muktidham Nashik Road, Nashik Maharashtra- 422101
6. Mr. Prem Jagumal Karda (Guarantor and Mortgagor)
Address: Karda House, Gulmohar Colony, Anand Nagar,



Behind Muktidham Nashik Road, Nashik
Maharashtra- 422101

7. Mr. Laxman Jagumal Karda (Guarantor and
Mortgagor)
Address: Karda House, Gulmohar Colony,
Anand Nagar,
Behind Muktidham Nashik Road, Nashik
Maharashtra- 422101
8. Mrs. Disha Naresh Karda (Director and
Guarantor)
Address: Karda House, Gulmohar Colony,
Anand Nagar,
Behind Muktidham Nashik Road, Nashik
Maharashtra- 422101

3. Total liabilities as on 31-07-2024

: Rs. 11,01,78,831.25/- (Rupees Eleven Crores
One Lakh Seventy Eight Thousand Eight
Hundred Thirty One and Paise Twenty Five Only)
along with interest and other costs thereon

4. (A) Mode of Auction:

: Online e-Auction.

(b) Details of Auction service provider:

: C 1 INDIA PVT. LTD.
Contact- 8866682937

(c) Date & Time of Auction:

: 25.09.2024 at 12:30 P.M. TO 1:30 P.M.

(d) Portal of E-Auction:

: <https://c1india.com>

OTHER TERMS AND CONDITIONS

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://c1india.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, from 02.09-2024 to 07.09-2024
between 01.00 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, Nasik City Main Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to



केनरा बैंक Canara Bank

भारत सरकार का आगमन

A Government of India Undertaking



सिंडिकेट Syndicate

Together We Can

REGIONAL OFFICE NASHIK,
4TH FLOOR, ROONGTA SUPREMUS,
TIDKE COLONY, CHANDAK
CIRCLE, NASHIK- 422002. Email:
roaurang2@canarabank.com

credit of account of Canara Bank, A/c No. 209272434, IFSC Code: CNRB0000240 on or before 24-09-2024 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 provider M/s C 1 INDIA PVT. LTD. (Contact no. 8866682937) Email- maharashtra@c1india.com).

After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 24-09-2024 before 4:00 PM, to Canara Bank, Nasik City 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://c1india.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 C 1 INDIA PVT. LTD. (Contact no. 8866682937) 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. 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.

j) For sale proceeds of Rs. 50,00,000/- (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.



 <p>केनरा बँक Canara Bank</p> <p>सिंडिकेट Syndicate</p> <p>Together We Can</p>	<p>REGIONAL OFFICE NASHIK, 4TH FLOOR, ROONGTA SUPREMUS, TIDKE COLONY, CHANDAK CIRCLE, NASHIK- 422002. Email: roaurang2@canarabank.com</p>
---	---

- k) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- 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) 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 – Nashik** or **Nasik City Main branch** who, as a facilitating centre, shall make necessary arrangements.
- q) For further details contact **Branch Manager Canara Bank, Nasik City Main Branch (9404553690)** OR the service provider **M/s C I INDIA PVT. LTD. (Contact no. 8866682937)**.

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 Nashik

Date: 16-08-2024



संजय नवलखे
Sanjay Navalakhe

प्रधिकृत अधिकारी
Authorised Officer
केनरा बँक/Canara Bank
Authorised Officer
CANARA BANK