

भारत सरकार का उपक्रम/ A GOVERNMENT OF INDIA UNDERTAKING
प्रधानकार्यालय/HEAD OFFICE : BENGALURU 560002

COVERING LETTER TO SALE NOTICE

संदर्भ/Ref:ARMB/510312/553/2023-24/VS

दिनांक/Date:20/01/2024

By Register Post With AD

सेवामेTo,

| | | |
|---|---|--|
| M/s The Maharashtra Education and Sports Academy Represented By Chairman Sri MahadevNagojiWandre, Gate No 77 & 80, MoujeVaitakwadi,Turkewadi Post, ChandgadTaluk,Kolhapur District,Maharashtra - 416509 | Sri.MahadevNagojiWandre S/o Sri NagojiWandre Halkarni Post, Near Daulat Factory, ChandgadTaluk, Kolhapur District, Maharashtra - 416552 | Sri. Mohan SantuParab S/o SantuParab, Satawane, Near Daulat Factory, ChandgadTaluk, Kolhapur District, Maharashtra - 416552 |
| Dr Anil NingappaPatil S/o Sri NingappaPatil, Residing at Chandgad, ChandgadTaluk, Kolhapur District,Maharashtra - 416509 | Sri.GopinathLaxmaGavas S/o. Sri LaxmanGawas Residing at 54-2, BramhanGalli,ChandgadTaluk,Kolhapur District, Maharashtra- 416552 | Sri TanajiPandurangGadkari S/o PandurangaGadkari Residing at Majarekarvem Post,ChandgadTaluk, Kolhapur District,Maharashtra- 416552 |
| Shri. MrunaliMahadevWandre W/o ShriMahadevaWandre, R/o 130, Vengurla Road, Halkarni Post, ChandgadTaluk, Kolhapur District, Maharashtra- 416 552 | Shri. Nanadkumar S/o Shri Krishna Subhedkarr R/o NandkishorKunj, Mohili Village, Sakinaka, Mumbai, Maharashtra - 400 072 | Smt. Tejashwini W/o ShriTanajiGadkari R/o Majarekarve post ChandgadTaluk, Kolhapur District, Maharashtra -416 507 |
| Shri Umarfaruk S/o ShriKutubuddinPatil, R/o 637, Naveen Vashahat, ChandgadTaluk, Kolhapur District, Maharashtra - 416 509 | ShriMangeshSahadevBhowar S/o ShriSahadevBhowar, Khamdale Here Post, ChandgadTaluk, Kolhapur District, Maharashtra - 416509 | |

Dear Sirs,

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, 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 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

प्रधिकृत अधिकारी / Authorised Officer
ए.आर.एम. शाखा पणजी, गोवा
Authorised Officer,
Canara Bank



Enclosure – Sale Notice

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संदर्भ/Ref: ARMB/510312/553/2023-24/VS

दिनांक/Date:20/01/2024

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 to the Secured Creditor, Symbolic Possession of which has been taken by the Authorized Officer of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **27/02/2024 at 11:00AM to 11:30 AM**, for recovery of **Rs.12,91,39,504.93 (Rupees Twelve Crores Ninety One Lakh Thirty Nine Thousand Five Hundred Four and Paise Ninety Three Only)** due to the Canara Bank as on 31/12/2023 plus further interest from 01/01/2024 from M/s **The Maharashtra Education and Sports Academy, Represented By Chairman Sri Mahadev Nagoji Wandre.**

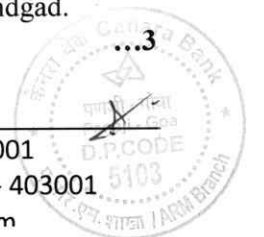
The reserve price of the Property will be **Rs.11,83,00,000/- (Rupees Eleven Crores Eighty Three Lakhs Only)** and the earnest money deposit for the property will be **Rs.1,18,30,000/- (Rupees One Crore Eighteen Lakhs Thirty Thousand Only).**

The Earnest Money Deposit shall be deposited on or before 26/02/2024 at 5:00PM. Bidders shall improve the bidding offer in multiples of Rs.1,00,000/- (Rupees One Lakh Only). Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseuction.com>, on **27/02/2024 at 11:00AM to 11:30 AM**

Details and full description of the immovable properties with known encumbrances, if any

All that the part and parcel of land and building along with other improvements situated in the property mentioned below:-

1. Gat No.80 total area 8H 52 are out of which area 1H 88 are paiki area 1H68 are situated at Mouje Vaitakwadi, Tq: Chandgad and bounded by:
East : Remaining land of Gat No.80,
West : Property i.e. Gat No.5
North : Gat No.80 Paiki property of Shri Jadhav & Bokade & property of the Maharashtra Educational & Sports Academy.
South : Gat No.77
2. Gat No.80 total area 8H 52 are out of which area 1H. 86 are paiki non agriculture land admeasuring 0H.40 are situated at Mouje Vaitakwadi, Tq: Chandgad and bounded by:
East : Gat No.79,
West : Gat No.7 & 8 property of Oulkar.
North : Remaining land of Padmavati Mandrekar.
South : Land Of Mahadev Nagoji Wandre out of Gat No.80
3. Gat No.80 total area 8H 52 are out of which area 0H. 60 are paiki land admeasuring 0H.30 are situated at Mouje Vaitakwadi, Tq: Chandgad and bounded by:
East : Boundary of The Maharashtra Educational & Sports Academy, Chandgad,
West : Boundary of Gat No.7
North : Remaining land of Devappa Bokade.
South : Boundary of The Maharashtra Educational & Sports Academy, Chandgad.





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दिनांक/Date:20/01/2024

- Gat No.80 total area 8H 52 are out of which area 1H. 88 are paiki area 0H.20 are situated at MoujeVaitakwadi, Tq:Chandgad and bounded by:
East : Road,
West : Property i.e. Gat No.5
North : Gat No.80 paiki property of ShriJadhav and Bokade and property of The Maharashtra Educational & Sports Academi.
South : Property of The Maharashtra Educational & Sports Academi.
- Gat No.77 total area H 04.5 are out of which area 0H.40.5 are situated at MoujeVaitakwadi, Tq:Chandgad and bounded by:
East : Land of Pharnandis brothers,
West : ZillaParishad Road,
North : Land of Pharnandis brothers.
South : Land of Luis Pharnandis

EMD amount to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank ARM Branch, A/c No:209272434, Name: Authorised Officer, Canara Bank, ARM Branch, Panaji, IFSC Code: CNRB0005103on or before **26/02/2024 at 05:00 PM.**

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 Chief Manager/Senior Manager/Manager, ARM Branch, Canara Bank, Ph. No. 0832 -2420056, M: +91 7722039869/7353372266/8999196024OR the service provider M/s Canbank Computer Services Ltd. Contact person: Mr Parakhe D D / Mr PratapKanjilal, Contact No: 9480691777 / 9832952602 / 8898418010, Email id: eauction@ccsl.co.in during office hours on any working day.

कृत कनरा बँक
For Canara Bank

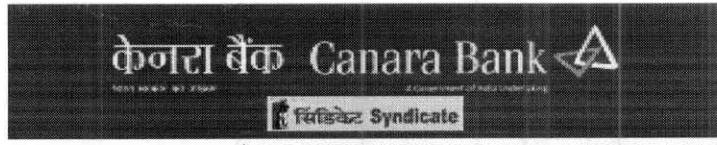
Date: 20/01/2024

Place: Panaji

प्रधिकृत अधिकारी / Authorised Officer
ए.आर.एम. शाखा पणजी, गोवा
Authorised Officer
ARM Branch, Panaji, Goa.
Canara Bank



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संदर्भ/Ref: ARMB/510312/553/2023-24/VS

दिनांक/Date:20/01/2024

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 20/01/2024

1. Name and Address of the Secured Creditor: Canara Bank, ARMB Branch, Panaji, Goa
2. Name and Address of the Borrower(s)/ Guarantor(s):

| | | |
|---|---|--|
| M/s The Maharashtra Education and Sports Academy Represented By Chairman Sri MahadevNagojiWandre, Gate No 77 & 80, MoujeVaitakwadi, Turkewadi Post, Chandgad Taluk, Kolhapur District, Maharashtra - 416 509 | Sri.MahadevNagojiWandre S/o Sri NagojiWandre Halkarni Post, Near Daulat Factory, Chandgad Taluk, Kolhapur District, Maharashtra - 416 552 | Sri. Mohan SantuParab S/o SantuParab, Satawane, Near Daulat Factory, Chandgad Taluk, Kolhapur District, Maharashtra - 416 552 |
| Dr Anil NingappaPatil S/o Sri NingappaPatil, Residing at Chandgad, Chandgad Taluk, Kolhapur District, Maharashtra - 416 509 | Sri.GopinathLaxmaGavas S/o. Sri LaxmanGawas Residing at 54-2, BramhanGalli, Chandgad Taluk, Kolhapur District, Maharashtra - 416 552 | Sri TanajiPandurangGadkari S/o PandurangaGadkari Residing at Majarekarvem Post, Chandgad Taluk, Kolhapur District, Maharashtra- 416 552 |
| ShriMrunaliMahadevWandre W/o ShriMahadevaWandre, R/o 130, Vengurla Road, Halkarni Post, Chandgad Taluk, Kolhapur District, Maharashtra- 416 552 | ShriNanadkumar S/o Shri Krishna Subhedkarr R/o NandkishorKunj, Mohili Village, Sakinaka, Mumbai, Maharashtra - 400 072 | SmtTejashwini W/o ShriTanajiGadkari R/o Majarekarve post Chandgad Taluk, Kolhapur District, Maharashtra -416 507 |
| Shri Umarfaruk S/o ShriKutubuddinPatil, R/o 637, Naveen Vashahat, Chandgad Taluk, Kolhapur District, Maharashtra - 416 509 | ShriMangeshSahadevBhowar S/o ShriSahadevBhowar, Khamdale Here Post, Chandgad Taluk, Kolhapur District, Maharashtra - 416509 | |

3. Total liabilities as on 31/12/2023: **Rs.12,91,39,504.93 (Rupees Twelve Crores Ninety One Lakh Thirty Nine Thousand Five Hundred Four and Paise Ninety Three Only)** due to the Canara Bank as on 31/12/2023 plus further interest from 01/01/2024.

4. (a) **Mode of Auction : E-Auction**

(b) **Details of Auction service provider:** M/s Canbank Computer Services Ltd.

Contact Person : Mr Parakhe D D / Mr. Pratap Kanjilal

Contact No: 9480691777 / 9832952602, 8898418010

Email id: eauction@ccsl.co.in

(c) **Date & Time of Auction: 27/02/2024: Time: 11:00 AM – 11:30 AM**

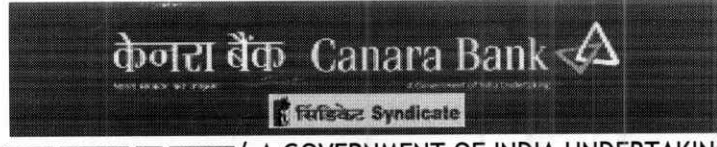
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

(d) **Place of Auction:** <https://www.indianbankseauction.com>

5. **Reserve Price: ₹.Rs.11,83,00,000/- (Rupees Eleven Crore Eighty Three Lakhs Only)**

6. **EMD Amount: ₹.Rs.1,18,30,000/- (Rupees One Crore Eighteen Lakhs Thirty Thousand Only)**





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7. Other terms and conditions:

A) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseaction.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 all working days during office hours from 11:00 am to 05:00 pm.

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 to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank ARM Branch, A/c No:209272434, Name: Authorised Officer, Canara Bank, ARM Branch, Panaji, IFSC Code: CNRB0005103 on or before **26/02/2024 at 05:00 PM**.

E) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **26/02/2024,05:00PM**, to Canara Bank, ARM Branch, by hand or by email.

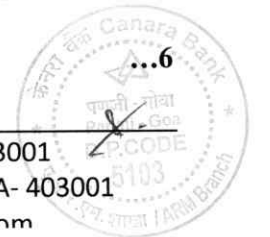
- i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of 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.

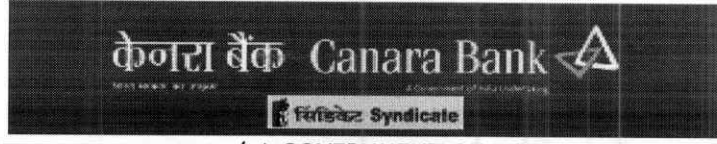
F) The intending bidders should register their names at portal <https://www.indianbankseaction.com> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider M/s Canbank Computer Services Ltd. Contact person : Mr Parakhe D D/Mr PratapKanjilal, Contact No: 9480691777 / 9832952602 / 8898418010, Email id: eauction@ccsl.co.in

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. 1,00,000/- (Rupees One Lakh 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.





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J) For sale proceeds of Rs.50.00Lakh (Rupees Fifty Lakh Only) 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 and registration TDS, tax, dues of Local self Govt. (property tax, water sewerage, electricity bills) etc.,if any due against the property 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) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or ARM branch who, as a facilitating centre, shall make necessary arrangements.

N) For further details contact Chief Manager/Senior manager/Manager, Canara Bank, ARM Branch (Ph. No. 0832-2420056, M: +91 7722039869/7353372266/8999196024) e-mail id cb5103@canarabank.com OR the service provider M/s.Canbank Computer Services Ltd. Contact person:Mr.Parakhe.D.D /Mr. PratapKanjilal, Contact No: 9480691777/ 9832952602/8898418010,Email id:eauction@csl.co.in.

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.

कृते केनरा बैंक
For Canara Bank

प्रधिकृत अधिकारी / Authorised Officer
ए.आर.एम. शाखा पणजी, गोवा
ARM Branch Panaji, Goa.
Canara Bank

Date: 20/01/2024
Place:Panaji

