

केनरा बैंक



Canara Bank

Plot No 7, Trambakeshwar Road,
Satpur Nashik – 422 007.

Ref. no. 01/auction notice/NSKSTPR /2021-22

Dated: 01-10-2021

To,

Borrower: Mantras Green Resources Ltd.
Address: HAL no. 01, NICE Sankul, Plot no. 9,
Satpur MIDC, Nashik-422007

Authorised Signatory & Guarantor: Umeshkumar Nanuram Sharma
Address: Flat no. 5, Sumangal Classic Apartment,
Near Mahatma Nagar Playground, Mahatma Nagar, Nashik-422007

Authorised Signatory & Guarantor: Umeshkumar Nanuram Sharma
Address: Flat no. 5, Shantikunj Apartment,
College Road, Nashik-422005

Guarantor: Kiran Umeshkumar Sharma
Address: Flat no. 5, Shantikunj Apartment,
College Road, Nashik-422005

Guarantor: Krishta Prashant Kirve
Address: 203, Suraj Park Co-op Housing Society,
Pakhadi Kharigaon, Near Mayuresh Park,
Kalwa Thane, Maharashtra, Nashik-400605

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.

FOR CANARA BANK

कृते केनरा बैंक

Yours faithfully,

Chief Manager, माला प्रबंधक
Satpur Mid. Estate, Nashik.
Canara Bank नाशिक.

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 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 **02-11-2021** for recovery of **Rs 13,40,68,676.33 (Rupees Thirteen Crores Fourty Lakh Sixty Eight Thousand Six Hundred Seventy Six and Thirty Three Paise)** which is due along with interest and costs as on **01-10-2021** to the Nashik-Satpur Branch of Canara Bank.

DETAILS OF PROPERTY

Details & Full Description of the immovable & movable properties with known encumbrances, if any	Reserve Price	Earnest Money Deposit (EMD)	Known Encumbrance
Flat no. 5, Shantikunj Apartment, Bearing Municipal House no. 702/0480/SK/005, constructed on all that piece and parcel of N.A. Land bearing Plot no. 146, Survey no. 712/2A+2D/146, situated at Village Nashik Near Police Station, DSouza Colony College Road Nashik, admeasuring 68 sq. mts. And bounded as North: Margin Space, South: Flat no. 4, East: Flat no. 6, West: Margin Space	Rs. 37,40,000/- (Rupees Thirty Seven Lakh Forty Thousand Only)	Rs. 3,74,000/- (Rupees Three Lakh Seventy Four thousand Only) To be deposited on or before 30-10-2021	Not Known to Bank
Residential Duplex Flat no. 901 & 1001, on 9 th and 10 th Floor of Air View CHS Ltd., situated at Manda Patkar Road, Vile Parle (East), Mumbai 400057 constructed on leasehold plot of land and bearing O.P. no. 301 and F PC Plot no. 322, CTS no. 1771 and 1798, Total admeasuring 138.93 sq. mts. Plus swimming pool with terrace area admeasuring 81.76 sq. mts. Along with 2 Car Parking and bounded as East: Jankibai Wadi, West: Shyam Sadanand building, North: Shree Shiv Sadan, South: Nanda Patkar Road	Rs. 7,90,60,000/- (Rupees Seven Crores Ninety Lakh Sixty Thousand Only)	Rs. 79,06,000/- (Rupees Seventy Nine Lakh Six Thousand Only) To be deposited on or before 30-10-2021	Not Known to Bank

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**, Mobile 7755926579; 9911554528 during office hours on any working day.

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

Date: 01-10-2021

FOR CANARA BANK
कृते केनरा बँक

Chief AUTHORIZED OFFICER
Satpur Jod Estate, Nashik.
सतपुर, शोधनिक क्षेत्र, नाशिक.



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 29-09-2021

1. Name and Address of the Secured Creditor : CANARA BANK, NASHIK-SATPUR BRANCH,
P.B No.1001 Plot No 7, MIDC Area,
Trimbak Road, Satpur, -422007

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

1.	<p>Borrower: Mantras Green Resources Ltd. Address: HAL no. 01, NICE Sankul, Plot no. 9, Satpur MIDC, Nashik-422007</p> <p>Authorised Signatory & Guarantor: Umeshkumar Nanuram Sharma Address: Flat no. 5, Sumangal Classic Apartment, Near Mahatma Nagar Playground, Mahatma Nagar, Nashik-422007</p> <p>Guarantor: Kiran Umeshkumar Sharma Address: Flat no. 5, Shantikunj Apartment, College Road, Nashik-422005</p> <p>Guarantor: Krishta Prashant Kirve Address: 203, Suraj Park Co-op Housing Society, Pakhadi Kharigaon, Near Mayuresh Park, Kalwa Thane, Maharashtra, Nashik-400605</p>
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3. Total liabilities as on 01-10-2021 : Rs 13,40,68,676.33 (Rupees Thirteen Crores Fourty Lakh Sixty Eight Thousand Six Hundred Seventy Six and Thirty Three Paise)

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: :02-11-2021 at 12:30 P.M. TO 1:30 P.M.

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



5. Reserve Price:

: As per table below:

Details & Full Description of the immovable & movable properties with known encumbrances, if any	Reserve Price	Earnest Money Deposit (EMD)
Flat no. 5, Shantikunj Apartment, Bearing Municipal House no. 702/0480/SK/005, constructed on all that piece and parcel of N.A. Land bearing Plot no. 146, Survey no. 712/2A+2D/146, situated at Village Nashik Near Police Station, DSouza Colony College Road Nashik, admeasuring 68 sq. mts. And bounded as North: Margin Space, South: Flat no. 4, East: Flat no. 6, West: Margin Space	Rs. 37,40,000/- (Rupees Thirty Seven Lakh Forty Thousand Only)	Rs. 3,74,000/- (Rupees Three Lakh Seventy Four thousand Only)
Residential Duplex Flat no. 901 & 1001, on 9 th and 10 th Floor of Air View CHS Ltd., situated at Manda Patkar Road, Vile Parle (East), Mumbai 400057 constructed on leasehold plot of land and bearing O.P. no. 301 and F PC Plot no. 322, CTS no. 1771 and 1798, Total admeasuring 138.93 sq. mts. Plus swimming pool with terrace area admeasuring 81.76 sq. mts. Along with 2 Car Parking and bounded as East: Jankibai Wadi, West: Shyam Sadanand building, North: Shree Shiv Sadan, South: Nanda Patkar Road	Rs. 7,90,60,000/- (Rupees Seven Crores Ninety Lakh Sixty Thousand Only)	Rs. 79,06,000/- (Rupees Seventy Nine Lakh Six Thousand Only)

OTHER TERMS AND CONDITIONS

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://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 **28-10-2021 between 02.00 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, Nashik-Satpur Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Canara Bank, A/c No. 6950296000002, IFSC Code: CNRB0006950** on or before **30-10-2021 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 **M/s Canbank Computer Services Ltd. Bangalore. (Contact no. 9480691777/8880531165/8898418010) Email- 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 30-10-2021 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.

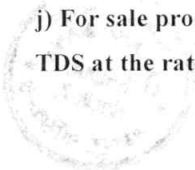
f) The intending bidders should register their names at portal <https://indianbankseaction.com> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider M/S **CANBANK COMPUTER SERVICES LTD. contact- 9480691777/8880531165/080-23469661/62/64/65**

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 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 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 (7755926579)** 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)




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: 01-10-2021

FOR CANARA BANK
कृते केनरा बैंक

Chief 
Authorised Officer
Satpur Ind. Estate, Nasik.
सातपुर **CANARA BANK**



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