



(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, बांद्रा-कुर्ला कॉम्प्लेक्स / Bandra-Kurla Complex, बांद्रा पूर्व / Bandra East, मुंबई / Mumbai- 400 051.
Email : cb15550@canarabank.com TEL. - +91 22 26728744/ 26728771/26728793 WEB :: www.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 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 **11.07.2025** for recovery of Rs. 1,14,79,08,219.13 (as on 31.05.2025 plus further interest and charges from 01.06.2025) due to the SAM Branch of Canara Bank from **M/s.ARK INDUSTRIES 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 :

Sl. No	Description of the Property	Reserve Price	Earnest Money Deposit
1.	All that part and parcel of Shop no. 14, Ground floor, "Yogeshwar Heights", CTS Nos. 4793, 4794, 4796 & 4797, Village Bhanvaj, Khopoli, Taluka Khalapur, District Raigad, Bazarpet Station road, Opp. Axis Bank, Shastrinagar, Shri Swami Samarth nagar, Khopoli, Raigad-410203 admeasuring 202.28 sq ft carpet in the name of Mr. Akshay Rajendra prasad Jain. (Physical Possession) As per Map Annexed sale deed Agreement North – Office South – Road East- Shop no 15 West – Shop No 13	Rs.28,00,000.00	Rs.2,80,000.00
2.	All that part and parcel of Shop no. 15, Ground floor, "Yogeshwar Heights", CTS Nos. 4793, 4794, 4796 & 4797, Village Bhanvaj, Khopoli, Taluka Khalapur, District Raigad, Bazarpet Station road, Opp. Axis Bank, Shastrinagar, Shri Swami Samarth nagar, Khopoli, Raigad-410203 admeasuring 202.28 sq ft carpet in the name of Mr. Akshay Rajendraprasad Jain. (Physical Possession) As per Map Annexed sale deed Agreement North – Office South – Road East- Shop no 16 West – Shop No 14	Rs.28,00,000.00	Rs. 2,80,000.00
3.	All that part and parcel of Shop no. 16, Ground floor, "Yogeshwar Heights", CTS Nos. 4793, 4794, 4796 & 4797, Village Bhanvaj, Khopoli, Taluka Khalapur, District Raigad, Bazarpet Station road, Opp. Axis Bank, Shastrinagar, Shri Swami Samarth nagar, Khopoli, Raigad-410203 admeasuring 196.37 sq ft carpet in the name of Mr. Akshay Rajendraprasad Jain. (Symbolic Possession)	Rs.28,00,000.00	Rs. 2,80,000.00



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	As per Map Annexed sale deed Agreement North – Office South – Road East- Shop no 17 West – Shop No 15		
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The Earnest Money Deposit shall be deposited on or before **08.07.2025** upto **5.00 p.m.**

Details of EMD and other documents to be submitted to service provider on or before 08.07.2025 upto 5.00 pm. Date up to which documents can be deposited with Bank is 08.07.2025.

For detailed terms and conditions of the sale, please refer the link "baanknet.com" provided in Canara Bank's website (www.canarabank.com) or may contact Mr. Shakti Kumar Sharma, Chief Manager, Canara Bank, SAM Branch, Mumbai (Mob.No. 08340508600) or Mr. Dheerendra K Chaudhary, Sr Manager (Mob No.: 9891721657) E-mail id : cb15550@canarabank.com during office hours on any working day or the service provider "baanknet.com" (M/s PSB Alliance Pvt. Ltd) Contact No. 8291220220/9892219848/8160205051, support.BAANKNET@psballiance.com]

Date : 21.06.2025.
Place: Mumbai

AUTHORISED OFFICER



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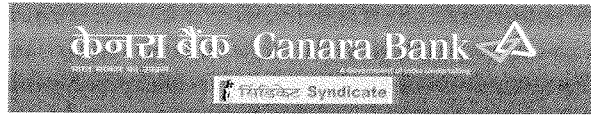
DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

DATED 21.06.2025

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. ARK INDUSTRIES 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 Mr. Akshay Rajendra 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
3.	Total Liabilities as on 31.05.2025	:	Rs. 1,14,79,08,219.13
4.	a. Mode of Auction b. Details of Auction Service Provider c. Date & Time of Auction	:	E-auction M/s PSB ALLIANCE (BAANKNET) Helpline Number: 8291220220, 9892219848 Email: support.BAANKNET@psballiance.com Website: https://baanknet.com/ 11.07.2025 (11.30.am to 12.30 pm) (with unlimited extension of 5 min. duration each till the conclusion of the sale).
5.	Reserve Price	:	As per Sale Notice

6. Other Terms and conditions :

- Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://baanknet.com/>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected, with Prior Appointment with Authorized Officer.
- 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 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
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 08.07.2025 upto 5 p.m. to Canara Bank, SAM Branch by hand or by email.
 - Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - 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.
 - Bidders Name, Contact No., Address, E-Mail Id.
 - Bidder's A/c. details for online refund of EMD.



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- f. The intending bidders should register their names at portal <https://ebkgray.in/> 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 PSB ALLIANCE (BAANKNET), (Contact No. 8291220220/9892219848/8160205051, support. BAANKNET@psballiance.com).
- 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 10,000/-. 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.
- 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 forth with be put up for sale again. This amount shall be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, SAM Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Canara Bank, SAMBranch, A/c. No. 209272434, IFSC Code: CNRB0015550.
- j. 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.
- k. All charges for conveyance, stamp duty / GST registration charges etc., as applicable shall be borne by the successful bidder only.
- l. 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.
- m. Authorized Officer reserves the right to postpone / cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- n. 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 SAM Branch who, as a facilitating centre, shall make necessary arrangements.
- o. For further details, contact Mrs.Shakti Kumar Sharma, Chief Manager, Canara Bank, SAM Branch, Mumbai (Mob.No. 08640508600) or Mr.Dheerendra K Chaudhary, Sr Manager, (Mob No.: 9891721657), e-mail id: cb15550@canarabank.com or the service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/8160205051, Email: support. BAANKNET@psballiance.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.

Authorized Officer

Place : Mumbai
Date : 21.06.2025



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REF. : CB/SALENOTICE/ARKINDUSTRIES/2025/SK

DATE : 21.06.2025

(1) M/s ARK INDUSTRIES PVT LTD Office no 205, 2 nd Floor, Windfall Tower, Sahar Plaza Complex, Andheri Kurla Road, J.B. Nagar, Andheri East, Mumbai, 400059	(2) M/s DELTA IRON AND STEEL COMPANY LTD Corporate Guarantor Office no 205, 2 nd Floor, Windfall Tower, Sahar Plaza Complex, Andheri Kurla Road, J.B. Nagar, Andheri East, Mumbai, 400059	(3) MR AKSHAY RAJENDRA JAIN Director/ Personal Guarantor Office address: Office no 205, 2 nd Floor, Windfall Tower, Sahar Plaza Complex, Andheri Kurla Road, J.B. Nagar, Andheri East, Mumbai, 400059
(4) MR AKSHAY RAJENDRA JAIN Director/ Personal Guarantor Residential address at: 101, Venus Apartment, Cuffe Parade, Mumbai- 400005	(5) MR DHANESH JAYANTI LAL MEHTA Director/ Personal Guarantor Office address: Office no 205, 2 nd Floor, Windfall Tower, Sahar Plaza Complex, Andheri Kurla Road, J.B. Nagar, Andheri East, Mumbai, 400059	(6) 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

Dear Sir,

SUB : Notice under Section 13(4) of the Securitization 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, 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 SAM Branch, Mumbai 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.

This is without prejudice to any other rights available to the Bank under the subject Act / or any other law in force.

Yours faithfully,

AUTHORIZED OFFICER

Encl: Sale Notice



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M/S Delta Iron And Steel Company Ltd Office no 205, 2 nd Floor, Windfall Tower, Sahar Plaza Complex, Andheri Kurla Road, J.B. Nagar, Andheri East, Mumbai, 400059	M/S Delta Iron And Steel Company Ltd Office no 205, 2 nd Floor, Windfall Tower, Sahar Plaza Complex, Andheri Kurla Road, J.B. Nagar, Andheri East, Mumbai, 400059	M/S Delta Iron And Steel Company Ltd Office no 205, 2 nd Floor, Windfall Tower, Sahar Plaza Complex, Andheri Kurla Road, J.B. Nagar, Andheri East, Mumbai, 400059
MR AKSHAY RAJENDRA JAIN Office address: Office no 205, 2 nd Floor, Windfall Tower, Sahar Plaza Complex, Andheri Kurla Road, J.B. Nagar, Andheri East, Mumbai, 400059	MR AKSHAY RAJENDRA JAIN Office address: Office no 205, 2 nd Floor, Windfall Tower, Sahar Plaza Complex, Andheri Kurla Road, J.B. Nagar, Andheri East, Mumbai, 400059	MR AKSHAY RAJENDRA JAIN Office address: Office no 205, 2 nd Floor, Windfall Tower, Sahar Plaza Complex, Andheri Kurla Road, J.B. Nagar, Andheri East, Mumbai, 400059
MR AKSHAY RAJENDRA JAIN Residential address at: 101, Venus Apartment, Cuffe Parade, Mumbai- 400005	MR AKSHAY RAJENDRA JAIN Residential address at: 101, Venus Apartment, Cuffe Parade, Mumbai- 400005	MR AKSHAY RAJENDRA JAIN Residential address at: 101, Venus Apartment, Cuffe Parade, Mumbai- 400005
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MR DHANESH JAYANTI LAL MEHTA Residential address at: 301/A, Varsha Building, N.S.Road No 5, JVPD Scheme, Vile Parle West, Mumbai, 400056	MR DHANESH JAYANTI LAL MEHTA Residential address at: 301/A, Varsha Building, N.S.Road No 5, JVPD Scheme, Vile Parle West, Mumbai, 400056	MR DHANESH JAYANTI LAL MEHTA Residential address at: 301/A, Varsha Building, N.S.Road No 5, JVPD Scheme, Vile Parle West, Mumbai, 400056