



(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, बांद्रा-कुर्ला कॉम्प्लेक्स / Bandra-Kurla Complex, बांद्रा पूर्व / Bandra East, मुंबई / Mumbai- 400 051.

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

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

DATE : 28.07.2025

TO,

(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/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 Physical/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.

Yours faithfully,

For Canara Bank

Authorised Officer,
Canara Bank

प्राधिकृत अधिकारी / Authorised Officer
एस.ए.एम. शाखा, मुंबई
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 **Physical 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. **1,16,92,53,021.73** (Rupees One Hundred Sixteen Crore Ninety Two Lakh Fifty Three Thousands Twenty One Rupees & Seventy Three 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.ARK INDUSTRIES PVT LTD**, Office No 205, 2nd floor, Windfall Tower, Sahar Plaza Complex, Andheri Kurla Road, J.B. Nagar, Andheri (East), Mumbai 400059 & Directors Mr. Akshay Rajendra Jain and Mr. Dhanesh Jayantilal Mehta. The reserve price and the earnest money deposit will be as mentioned below:

Sr. No.	Description of the Property	Reserve Price	Earnest Deposit	Money
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, Bazarpeth 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. Rs.25,20,000.00/-	Rs. 2,52,000/-	
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, Bazarpeth 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. Rs.25,20,000.00/-	Rs. 2,52,000/-	
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, Bazarpeth 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) As per Map Annexed sale deed Agreement North – Office South – Road East- Shop no 17 West – Shop No 15	Rs. Rs.25,20,000.00/-	Rs. 2,52,000/-	

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1	Name and Address of the Secured Creditor	Canara Bank, SAM Branch, Circle Office Building, 8 th 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)	<p>M/s. ARK INDUSTRIES PVT LTD with Regd. Address at, Office No 205, 2nd floor, Windfall Tower, Sahar Plaza Complex, Andheri Kurla Road, J.B. Nagar, Andheri (East), Mumbai 400059, represented by its Directors .</p> <p>Mr. Akshay Rajendra Jain Residential address at: 101, Venus Apartment, Cuffe Parade, Mumbai- 400005.</p> <p>Mr. Dhanesh Jayantilal Mehta Residential address at: 301/A, Varsha Building, N.S.Road No 5, JVPD Scheme, Vile Parle West, Mumbai, 400056.</p> <p>M/s DELTA IRON AND STEEL COMPANY LTD Corporate Guarantor: Office no 205, 2nd Floor, Windfall Tower, Sahar Plaza Complex, Andheri Kurla Road, J.B. Nagar, Andheri East, Mumbai, 400059</p>
3	Total Liabilities as on 30.06.2025	Rs. 1,16,92,53,021.73 (Rupees One Hundred Sixteen Crore Ninety Two Lakh Fifty Three Thousands Twenty One Rupees & Seventy Three Paise Only as on 30.06.2025 plus further Interest and cost from 01.07.2025).
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)</p> <p>(with unlimited extension of 5 min. duration each till the conclusion of the sale).</p>
5	Detail of Properties	<p>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, Bazarpeth 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)</p> <p>As per Map Annexed sale deed Agreement</p> <p>North – Office</p> <p>South – Road</p> <p>East- Shop no 15</p> <p>West – Shop No 13</p> <p>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, Bazarpeth 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)</p> <p>As per Map Annexed sale deed Agreement</p> <p>North – Office</p> <p>South – Road</p> <p>East- Shop no 16</p> <p>West – Shop No 14</p> <p>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, Bazarpeth 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)</p> <p>As per Map Annexed sale deed Agreement</p>

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		North – Office South – Road East- Shop no 17 West – Shop No 15
6	Reserve Price	As above
7	Earnest money Deposit	As above
8	The property can be inspected (Date & Time)	07.08.2025

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

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) being 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.

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

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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.ebkray@procure247.com)."**

कुते केनरा बैंक
For Canara Bank

Authorized Officer
Canara Bank
एस.ए.एम. शाखा, मुंबई
Stressed Asset Management Branch, Mumbai

Place: Mumbai
Date: 28.07.2025

Internal

