

(भारत सरकार का उपक्रम/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, वांद्रा-कुर्ला कॉम्प्लेक्स / Bandra-Kurla Complex, वांद्रा पूर्व / Bandra East, मुंबई / Mumbai- 400 051.

Email : cb15550@canarabank.com TEL. - +91 22 26728744/ 26728771/26728793 WEB :: www.canarabank.com

REF: SARFAESI/E-Auction/Omshree/2/2025

Date: 08.08.2025

To,

M/s Om Shree Pharma Chem Pvt Ltd ✓ A- 401, 4 th floor, Master Mind III Aarey Milk Colony, Goregaon (East) Mumbai-400 061	Mr Kirti M Kanakia Flat No 201 & 202 On Second Floor, Quarter Deck Chs Ltd, Jp Road Versova, Andheri West 400058
Ms Prominent Exim Pvt Ltd ✓ Corporate Guarantor of Ms Om Shree Pharma Pvt Ltd A-102, Jayant Apartment, Sahar Road, opp Cargo Complex Andheri East Mumbai-400099	Mr Nikunj K Kanakia Flat No 201 & 202 On Second Floor, Quarter Deck Chs Ltd, Jp Road Versova, Andheri West 400058

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 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, Mumbai of Canara Bank.

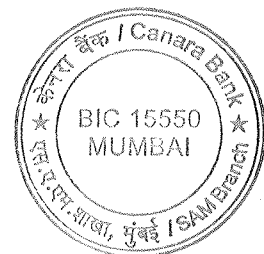
The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice. Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice containing terms and conditions of the Sale.

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
CANARA BANK, SAM BRANCH, MUMBAI.**

Encl: Sale Notice dated 08.08.2025



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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 **Symbolic Possession** of which has been taken by the Authorized Officer of **Canara Bank**, will be sold on "As is where is" and "As is what is" basis on **25.08.2025** for recovery of Rs. 255,93,50,505.94 (Rupees Two Hundred Fifty Five crore Ninety Three lacs Fifty Thousand Five hundred and Five and Ninety Four paisa only) as on 31.07.2025 plus further Interest and cost from 01.08.2025. due to the SAM Branch of Canara Bank from borrower **M/s Om Shree Pharma Chem Pvt Ltd, Mr Kirti M Kanakia , Mr Nikunj K Kanakia, M/s Prominent Exim Pvt Ltd (Borrower and guarantors)**

Sr No	Description of the Property	Reserve Price	Earnest Money Deposit
1	Office Premises at Mid Level between Ground floor & First Floor in commercial premises "X" Cube, Plot no C-16, C.T.S No 636 Survey No 41 off Link Road Village , Oshiwara, Andheri West-400 053 having carpet area of 1066.00 Sq.Ft & Built up area of 1279.00 Sq Ft standing in the name of M/s Om Shree Pharmachem Pvt Ltd	Rs 2,65,91,000/-	Rs 26,59,100/-

The Earnest Money Deposit shall be deposited on or before **22.08.2025 upto 5 p.m.** There is no encumbrance to the knowledge of the Bank.

EMD amount of 10% of the Reserve Price is to be deposited by way of Demand Draft favour of Authorized Officer, Canara Bank SAM Branch Mumbai or 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 on or before **22.08.2025 upto 5.00 pm**. Date up to which documents can be deposited with Bank is **22.08.2025**.

Date of inspection of property: With prior appointment with Authorized Officer (Between 10:00 am to 02:00 pm)

"ANY PERSON WHO BRING SUCCESSFUL BIDDER SHALL BE ENTITLED TO 1% OF SALE VALUE OF THE PROPERTY OR CONTRACTUAL LIABILITY WHICHEVER IS LESS WITH MINIMUM OF Rs. 10,000/- UPTO MAXIMUM OF Rs 3,00,000/- (INCLUDING GST)

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 Kishor Kerba Mane, Authorised Officer, Canara Bank, SAM Branch, Mumbai (Ph.No.: 022 -26728771 Mb -8097590940) or Rupesh Pillewan Manager (Mob. 9380160126) E-mail id : cb15550@canarabank.com during office hours on any working day or the service provide M/s PSB Alliance (BAANKNET), Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400 037, Contact Person Mr. Dharmesh Asher Mob.9892219848, (avp.projectmanager2@psballiance.com), Help desk no 8291220220, (support.BAANKNET@psballiance.com) ,Website -<https://BAANKNET/>.

Date: 08.08.2025
Place: Mumbai



**AUTHORISED OFFICER
CANARA BANK, SAM BRANCH**

(Signature)

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

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 08.08.2025

1.	Name and Address of the Secured Creditor	:	Stressed Asset Management Branch, Canara Bank 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>1. M/s Om shree Pharma Chem Pvt Ltd A- 401, 4th floor, Master Mind III Aarey Milk Colony, Goregaon (East) Mumbai-400 061</p> <p>2. Mr Kirti M Kanakia Flat No 201 & 202 On Second Floor, Quarter Deck Chs Ltd, Jp Road Versova, Andheri West 400058</p> <p>3. Mr Nikunj K Kanakia Flat No 201 & 202 On Second Floor , Quarter Deck Chs Ltd, Jp Road Versova, Andheri West 400058</p> <p>4. Ms Prominent Exim Pvt Ltd Corporate Guarantor of Ms Om Shree Pharma Pvt Ltd A-102, Jayant Apartment, Sahar Road, opp Cargo Complex Andheri East Mumbai-400099</p>
1.	Total Liabilities as on 31.07.2025	:	Rs. 255,93,50,505.94 (Rupees Two Hundred Fifty Five crore Ninety Three lacs Fifty Thousand Five hundred and Five and Ninety Four paisa only) as on 31.07.2025 plus further Interest and cost from 01.08.2025
2.	Address where the tender documents to be submitted	:	Stressed Asset Management Branch, Canara Bank, Circle Office Building, 8 th Floor, 'B' Wing, C-14, G-Block, Bandra-Kurla Complex, Bandra East, Mumbai- 400 051 .
3.	<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>Online</p> <p>M/s PSB Alliance (BAANKNET)</p> <p>25.08.2025 (11.00.am to 12.00 am) (with unlimited extension of 5 min. duration each till the conclusion of the sale) https://BAANKNET/</p>
4.	Reserve Price	:	As per Sale Notice

5. Other Terms and conditions :

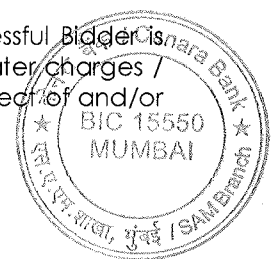
- Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://BAANKNET>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property/ies will be sold in AS is where is", As is what is", and whatever there is" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank.
- The property can be inspected, with Prior Appointment with Authorized Officer on the dates mentioned in Sale Notice.



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- d. 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.
- e. Prospective bidders are advised to visit website <https://ibaanknet.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 also register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com portal (Mis PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (contact details 7046612345/63549101721 8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com).
- f. The intending bidders shall deposit Earnest Money Deposit (EMD) of amount 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.
- g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 22.08.2025 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.
- h. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.50000/- (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 proxerty, 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.
- i. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- j. 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.
- k. 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, IFSC Code CNRB0015550 (Branch IFSC Code).
- l. 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.
- m. All charges for conveyance, stamp duty / GST registration charges etc., as applicable shall be borne by the successful bidder only.
- n. 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.



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- o. 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 subsequent to submission of bid shall be entertained by the bank
- p. ~~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 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.~~
- q. Authorized Officer reserves the right to postpone / cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- r. 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.
- s. **Any person who bring a successful bidder shall be entitled to 1 % of sale value of the property or contractual liability whichever is less with minimum of Rs 10000/- upto maximum of Rs 3,00,000/- (including GST)**

For further details contact Kishor Kerba Mane, Authorised Officer, Canara Bank, SAM Branch, Mumbai (Ph.No.: 022 -26728771 Mb -8655963492) or Rupesh Pillewan Manager (Mob. 9380160126), E-mail id: cb15550@canarabank.com during office hours on any working day or the service provider E-bkay (M/s PSB Alliance Pvt. Ltd), Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400 037, Contact Person Mr. Dharmesh Asher Mob. 9892219848, (avp.projectmanager2@psballiance.com), Help desk no 8291220220, 7046612345/ 6354910172/ 9892219848/ 8160205051, Email : support.BAANKNET@psballiance.com/ support.BAANKNET@procure247.com), Website -<https://BAANKNET/>.

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: Mumbai
Date: 08.08.2025

Authorized Officer
Canara Bank, SAM Branch, Mumbai

