

O/C

STRESSED ASSET MANAGEMENT BRANCH,
 2ND FLOOR, MAKER TOWER, F WING
 CUFFE PARADE, Mumbai -400005
 cb15550@canarabank.com

Ref: 767/SAMB/SARFAESI/AUCTION/2021

Date: 18.11.2021

<p>M/s Ranbaxy Infratech India Limited</p> <p>Plot No 6 "Shreyas Building", Ganesh Wadi Opp Radhakrishna Mangal Karyalaya, Jalgoan-425001</p>	<p>Guarantors:-</p> <p>Mr Jayesh Umakant Nehete Plot No 2, Suman, Gurukul Colony, Near M J College, Jalgoan-425001</p>
<p>M/s Ranbaxy Infratech India Limited</p> <p>Plot No 2, Suman, Gurukul Colony, Near M J College, Jalgoan-425001</p>	
<p>Directors:</p> <p>Mr Jayesh Umakant Nehete Plot No 2, Suman, Gurukul Colony, Near M J College, Jalgoan-425001</p>	<p>Ms Leena Khemchand Chaudhari Plot No 2, Suman, Gurukul Colony, Near M J College, Jalgoan-425001</p>
<p>Ms Leena Khemchand Chaudhari Plot No 2, Suman, Gurukul Colony, Near M J College, Jalgoan-425001</p>	<p>Mrs Kamal Khemchand Chaudhari CS No 338, P No 325, Onkar Nagar, Jalgoan-425001</p>
<p>Mrs Kamal Khemchand Chaudhari Plot No 2, Suman, Gurukul Colony, Near M J College, Jalgoan-425001</p>	<p>Mrs Shaila Umakant Nehete Plot No 2, Suman, Gurukul Colony, Near M J College, Jalgoan-425001</p>





STRESSED ASSET MANAGEMENT BRANCH,
2ND FLOOR, MAKER TOWER, F WING
CUFFE PARADE, Mumbai -400005
cb15550@canarabank.com

Mr Sohan Umakant Nehete
Plot No 2, Suman, Gurukul Colony,
Near M J College, Jalgoan-425001

Dear Sir/Madam,

Sub.: 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

As you are aware, I/we, on behalf of Canara Bank (e Syndicate), SAMB 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 Canara Bank (eSyndicate).

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

Stressed Asset Management Branch, Mumbai.

Encl: Sale Notice.



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STRESSED ASSET MANAGEMENT BRANCH, 2ND FLOOR, MAKER TOWER, F WING CUFFE PARADE,
Mumbai -400005, cb15550@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", "Whatever There is" and "without recourse" basis on **15.12.2021** for recovery of **Rs 5,26,01,665.00** (as on 28.12.2018) plus further interest and charges from 29.12.2018 till the date of realization) due to the Stressed Asset Management Branch ,Mumbai of Canara Bank (e Syndicate) from **M/s M/s Ranbaxy Infratech India Limited** situated at **Plot No 2,Suman,Gurukul Colony,Near M J College,Jalgaon-425001**

Description of the Property					Reserve Price	Earnest Money Deposit
1. NA Plot No 1,2A,2B,5&7 admeasuring 226.30 sq mtrs ,123.75 sq mtrs,123.75 sq mtrs,153.50 sq mtrs,221.37 sq mtrs respectively out of shet Gat No 52/5 situated at Jalgaon Shahr Shivar within the limits of Jalgaon city Municipal Council & construction thereon and owned by Mr. Jayesh Umakant Nehete Bounded By:-					Rs 1,35,47,000 (Rupees One Crore Thirty Five Lakhs Forty Seven Thousand Only)	Rs 13,54,700 (Rupees Thirteen Lakhs Fifty Four Thousand Seven Hundred Only)
Plot No	East	West	North	South		
01	Plot No 2A-B	Road	Road	Road		
2A	Plot No 3A	Plot No 1	Road	Road		
2B	Plot No 3B	Plot No 1	Road	Road		
5	S No 57	Road	Road	Road		
7	Plot No 8	Plot No 6	Road	Road		



2. NA Plot No 21,34,35,36&37 admeasuring 141.75 sq mtrs,191.93 sq mtrs,192.31 sq mtrs,222.62 sq mtrs,178.00 sq mtrs respectively out of shet Gat No 24/1+2 situated at Kasoda Shivar,Tashil Erandol,Dist Jalgaon & construction thereon owned by Mr Jayesh Umakant Nehete & Mrs Shaila Umakant Nehete.

Bounded By:-

Plot No	East	West	North	South
<u>21</u>	Gat No 25	Plot No 20	Open Space	Road
<u>35</u>	Plot No 34	Road	Road	Plot No 36
<u>36</u>	Gat No 25	Road	Plot No 34&35	Plot No 37
<u>37</u>	Gat No 25	Road	Plot No 36	Gat No 23
<u>34</u>	Gat No 25	Plot No 35	Road	Plot No 36

Rs 28,72,000
(Rupees Twenty Eight Lakhs Seventy Two Thousand Only)

Rs 2,87,200
(Rupees Two Lakhs Eighty Seven Thousand and Two Hundred Only)

3. NA Plot No 9&10 admeasuring 170.00 sq mtrs,184.61 sq mtrs respectively out of shet survey no 52/4 situated at Jalgaon Shaher Shivar within the limits of Jalgaon City Municipal Council along with construction thereon owned by Mr Sohan Umakant Nehete

Bounded By:-

Plot No	East	West	North	South
<u>9</u>	Plot No 10	Plot No 8	Plot No 5	Road
<u>10</u>	Road	Plot No 9	Plot No 6	Road

Rs56,74,000(Rupees Fifty Six Lakhs Seventy Four Thousand Only)

Rs5,67,400(Rupee Five Lakhs Seven Thousand and Four Hundred Only)



4. NA Plot No 279,280,281,282,283,284,285,286,287,288,289,296,297 and 298 admeasuring 192 sq mtrs,240 sq mtrs,192 sq mtrs,192 sq mtrs,192 sq mtrs,192 sq mtrs,192 sq mtrs,244 sq mtrs,198 sq mtrs,207 sq mtrs,207 sq mtrs,223.20 sq mtrs,228.15 sq mtrs,207 sq mtrs respectively out of Gat no 29/1+29/2+30/1 situated at Mohadi Shivar,Tashil & Dist Jalgaon within the limits of Jalgaon city Municipal council along with construction thereon.Plot No 279 to 289 owned by Mr Jayesh Umakant Nehete & Plot No 296,297 &298 are owned by Mr Sohan Umakant Nehete

Bounded By:-

Plot No	East	West	North	South
<u>279</u>	Raod	Gat No 31	Plot No 278	Gat No 33/2
<u>280</u>	Plot No 281	Road	Road	Gat No 33/2
<u>281</u>	Plot No 282	Plot No 280	Road	Gat No 33/2
<u>282</u>	Plot No 283	Plot No 281	Road	Gat No 33/2
<u>283</u>	Plot No 284	Plot No 282	Road	Gat No 33/2
<u>284</u>	Plot No 285	Plot No 283	Road	Gat No 33/2
<u>285</u>	Plot No 286	Plot No 284	Road	Gat No 33/2
<u>286</u>	Road	Plot No 285	Road	Gat No 33/2
<u>287</u>	Plot No 296	Road	Plot No 288	Gat No 33/2
<u>288</u>	Plot No 295	Road	Plot No 289	Gat No 33/2
<u>289</u>	Plot No 294	Road	Plot No 290	Plot No 288
<u>296</u>	Road	Plot No 287	Plot No 295	Gat No 30/2
<u>297</u>	Gat No 28	Road	Road	Plot No 298
<u>298</u>	Gat No 28	Road	Plot No 297	Plot No 299

Rs
2,32,51,000(Rupees
Two Crores Thirty
two Lakhs Fifty One
Thousand Only)

Rs
23,25,100(Rupees
Twenty Three
Lakhs Twenty Five
Thousand and
One Hundred
Only)

The Earnest Money Deposit shall be deposited on or before **13.12.2021** up to **5.00 p.m.**

Details of EMD and other documents to be submitted to service provider/branch on or before **13.12.2021 upto 5.00 pm.**



Date of inspection of properties with prior appointment with Authorized Officer as below:

DATE AND TIME OF INSPECTION	10.12.2021 between 11.00 AM TO 2.00 PM (with prior appointment)
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Date up to which documents can be deposited with Bank is **13.12.2021** up to **5:00 p.m.**

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 **Mr. Rajesh Gulaty, Authorized Officer/Chief Manager, Canara Bank, Stressed Asset Management Branch, Mumbai (Mob.No:9653220988) e-mail id : cb15550@canarabank.com** during office hours on any working day; or the service provider **M/s C1 India Pvt Ltd, www.bankeauction.com, Udhog Vihar, Phase -2, Gulf Petrochem Building, Bldg no. 301, Gurgaon, Haryana pin - 122015 (Contact No. +91-1244302000, 20, 21, 22, 23, 24 Mr. Harish Gowda Mobile- 9594597555 Email Hareesh.gowda@c1india.com, Mr.Jay Singh Mobile 7738866326 Email: jaysingh@c1india.com or Email: support@bankeauctions.com).**

Date: 18.11.2021
Place: Mumbai


AUTHORISED OFFICER
CANARA BANK
Stressed Asset Management Branch
Mumbai



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 18.11.2021

1.	Name and Address of the Secured Creditor	Canara Bank Stressed Asset Management Branch, 2nd floor, Maker Tower, F wing, Cuffe Parade, Mumbai -400005 cb15550@canarabank.com
2.	Name & Address of the Borrower(s), / Guarantor(s)/Mortgagors	Borrower: - M/s Ranbaxy Infratech India Limited Address: Plot No 2,Suman,Gurukul Colony, Near M J College,Jalgoan-425001 Address: Plot No 6, "Shreyas Building",Ganesh Wadi Opp Radhakrishna Mangal Karyalaya, Jalgoan-425001 Directors: 1. Mr Jayesh Umakant Nehete Plot No 2,Suman,Gurukul Colony, Near M J College,Jalgoan-425001 2 Ms Leena Khemchand Chaudhari Plot No 2,Suman,Gurukul Colony, Near M J College,Jalgoan-425001 3 Mrs Kamal Khemchand Chaudhari Plot No 2,Suman,Gurukul Colony, Near M J College,Jalgoan-425001 Guarantor/s : a) Mr Jayesh Umakant Nehete Plot No 2,Suman,Gurukul Colony, Near M J College,Jalgoan-425001 b) Mrs Shaila Umakant Nehete Plot No 2,Suman,Gurukul Colony, Near M J College,Jalgoan-425001 c) Ms Leena Khemchand Chaudhari Plot No 2,Suman,Gurukul Colony, Near M J College,Jalgoan-425001
		d) Mr Sohan Umakant Nehete Plot No 2,Suman,Gurukul Colony, Near M J College,Jalgoan-425001 e) Mrs Kamal Khemchand Chaudhari CS No 338, P No 325, Onkar Nagar, Jalgoan-425001



3.	Total Liabilities as on 28.12.2018	: Rs 5,26,01,665.00 (Rupees Five Crores Twenty six lakhs One thousand Six hundred sixty five only) plus interest and charges from 29.12.2018
4.	a. Mode of Auction b. Details of Auction Service Provider c. Date & Time of Auction	: E-auction : M/s C1 India Pvt.Ltd : 15.12.2021 (11:00 am to 1:00 pm) (With unlimited extension of 5 min. duration each till the conclusion of the sale).
5.	Reserve Price	: For Sr. No. 1, i.e Plot for Rs.135.47 Lakhs For Sr. No. 2, i.e. Plot for Rs.28.72 Lakhs For Sr No . 3 i.e Plot for Rs.56.74 Lakhs For Sr No. 4 i.e Plot for Rs.232.51 Lakhs
6.	Minimum Bid Increment amount	Rs. 10,000/- (Rupees Ten Thousand Only)

7. Other Terms and conditions :

- a. Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://www.bankeauctions.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 Authorized Officer on the dates mentioned in Sale Notice.
- 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, Stressed Asset Management Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Canara Bank, Stressed Asset Management Branch, **A/c. No: 55503170000016, IFSC Code: CNRB0015550** on or before **13.12.2021** upto 5 p.m. Details of EMD and other documents to be submitted to service provider on or before 13.12.2021 **up to 5.00 pm.**
- e. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **13.12.2021 up to 5.00 p.m.** to Canara Bank, Stressed Asset Management 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.bankeauctions.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 C1 India Pvt Ltd, Gurgaon Haryana (Contact No. +91-1244302000, 20, 21, 22, 23, 24, Mr. Harsih Gowda 9594597555 Email: hareesh.gowda@c1india.com, Jay Singh 7738866326 Email jay.singh@c1india.com and support@bankeauctions.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 within 15 days, 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.

- 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 Stressed Asset Management Branch who, as a facilitating centre, shall make necessary arrangements.
- o. For further details contact **Mr. Rajesh Gulaty, Authorized Officer/Chief Manager, Canara Bank, Stressed Asset Management Branch, Mumbai (Mob.No:9653220988) e-mail id : cb15550@canarabank.com** or the service provider M/s C1 India Pvt Ltd, <https://www.bankeauctions.com> Udhog Vihar, Phase - 2, Gulf Petrochem Building, Bldg no. 301, Gurgaon, Haryana pin - 122015 (Contact No. +91-1244302000, 20, 21, 22, 23, 24 Mr. Harish Gowda Mobile- 9594597555 Hareesh.gowda@c1india.com, Mr. Jay Singh Mobile 7738866326 Email: jay.singh@c1india.com or Email: support@bankeauctions.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: Mumbai
Date: 18.11.2021


Authorized Officer
Canara Bank

Stressed Asset Management Branch, Mumbai



<Dial 18002666868> <Wear masks, Stay Safe>

भारतीय डाक



India Post

RM588794690IN IVR:8277588794690
RL VVTC SD <400005>
Counter No:3,20/11/2021,11:27
To:LEENA CHAUDHARI,JALGAON
PIN:425001, Jalgaon H.O
From:CANARA BANK,MAKER TOWER
Wt:35gms

Amt:30.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



India Post

RM588794686IN IVR:8277588794686
RL VVTC SD <400005>
Counter No:3,20/11/2021,11:27
To:JAYESH NEHETE,JALGAON
PIN:425001, Jalgaon H.O
From:CANARA BANK,MAKER TOWER
Wt:35gms

Amt:30.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



India Post

RM588794672IN IVR:8277588794672
RL VVTC SD <400005>
Counter No:3,20/11/2021,11:27
To:LEENA CHAUDHARI,JALGAON
PIN:425001, Jalgaon H.O
From:CANARA BANK,MAKER TOWER
Wt:30gms

Amt:30.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



India Post

RM588794981IN IVR:8277588794981
RL VVTC SD <400005>
Counter No:3,20/11/2021,11:54
To:JAYESH NEHETE,JALGAON
PIN:425001, Jalgaon H.O
From:CANARA BANK,MAKER TOWER
Wt:30gms

Amt:30.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



India Post

RM588794978IN IVR:8277588794978
RL VVTC SD <400005>
Counter No:3,20/11/2021,11:54
To:KANAL CHAUDHARI,JALGAON
PIN:425001, Jalgaon H.O
From:CANARA BANK,MAKER TOWER
Wt:30gms

Amt:30.00(Cash)
<Track on www.indiapost.gov.in>

<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



India Post

RM588794880IN IVR:8277588794880
RL VVTC SD <400005>
Counter No:3,20/11/2021,11:27
To:SHAILA NEHETE,JALGAON
PIN:425001, Jalgaon H.O
From:CANARA BANK,MAKER TOWER
Wt:30gms

Amt:30.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



India Post

RM588794876IN IVR:8277588794876
RL VVTC SD <400005>
Counter No:3,20/11/2021,11:27
To:RANBAXY INFRA TECH,PLOT NO 2
PIN:425001, Jalgaon H.O
From:CANARA BANK,MAKER TOWER
Wt:35gms

Amt:30.00(Cash)
<Track on www.indiapost.gov.in>

भारतीय डाक



India Post

RM588794730IN IVR:8277588794730
RL VVTC SD <400005>
Counter No:3,20/11/2021,11:39
To:SOHAN U NEHETE,M
PIN:425001, Jalgaon H.O
From:CANARA BANK,M
Wt:30gms

Amt:30.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



India Post

RM588795029IN IVR:8277588795029
RL VVTC SD <400005>
Counter No:3,20/11/2021,11:39
To:KANAL K CHAUDHARI
PIN:425001, Jalgaon H.O
From:CANARA BANK,M
Wt:32gms

Amt:30.00(Cash)
<Track on www.indiapost.gov.in>

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India Post

RM588794709IN IVR:8277588794709
RL VVTC SD <400005>
Counter No:3,20/11/2021,11:39
To:RANBAXY INFRA.TECH
PIN:425001, Jalgaon H.O
From:CANARA BANK,M
Wt:35gms

Amt:30.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

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