

Asset Recovery Management Branch
1259/ Renuka Complex, J M Road, Deccan Gymkhana, Pune-411004
Phone: 020-25511034, 9798032011, 9860033368, Email: cb5208@canarabank.com

Ref:ARM/PUNE/Sale Notice/306/2023-24

Date: 09/02/2024

To,

1. M/s Shankarrao Uttamrao Patil (Borrower)
At 14, Lal Baug Colony, Dhule Road Chowk
Nandurbar - 425412
AND
At Shree Ganesh Park Apartment
Nilesh Infrastructure Pvt. Ltd. Shop No 21
Bhabha Nagar, Nashik 422011
2. Sri. Shankarrao Uttamrao Patil (Proprietor & Guarantor)
At Flat No. 10, Shree Ganesh Park Apartment
Near Gaikawd Hall, Bhabha Nagar
Nashik 422011
3. Sri. Vilas S Patil (Guarantor)
At Flat No. 10, Shree Ganesh Park Apartment
Near Gaikawd Hall, Bhabha Nagar
Nashik 422011
4. Sri. Nilesh S Patil (Guarantor)
At Flat No. 10, Shree Ganesh Park Apartment
Near Gaikawd Hall, Bhabha Nagar
Nashik 422011
5. Mrs. Nirmalabai S Patil (Guarantor)
At Flat No. 10, Shree Ganesh Park Apartment
Near Gaikawd Hall, Bhabha Nagar
Nashik 422011
6. Sri. Pravin Vitthal Patil
At 38, Saraswati Nagar
Nandurbar 425412

SUBJECT: 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

Dear Sir/Madam,

As you are aware that Canara Bank, Asset Recovery Management branch, Pune has taken Symbolic Possession of the asset 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 Asset Recovery Management branch, Pune 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.

For CANARA BANK

Yours faithfully,

मुख्य प्रबंधक / Chief Manager
अस्ति वसुली प्रबंधन शाखा, पुणे-4
Asset Recovery Management Officer, Pune-4
Canara Bank



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 and Movable Assets hypothecated to the Secured Creditor, the Symbolic Possession of which has been taken by the Authorised Officer of of Asset Recovery Management Branch, Canara Bank, 2nd Floor, 1259, Renuka Complex, J M Road, Deccan Gymkhana, Pune - 411004, will be sold on "As is where is", "As is what is", and "Whatever there is" on 29.02.2024, for recovery of Rs.4,37,25,659.15 (Rs. Four Crores Thirty seven Lakh Twenty Five Thousand Six Hundred Fifty Nine and Paise Fifteen, only) as on 31.01.2024 plus further interest due to the Asset Recovery Management Branch, Pune of Canara Bank from M/s Shankarrao Uttamrao Patil (Borrower) Regd. Office at Regd. 14, Lal Baugh Colony, Nandurbar - 425412, Sri. Shankarrao Uttamrao Patil (Proprietor & Guarantor, Sri. Nilesh S Patil (Guarantor), Sri. Vilas S Patil (Guarantor), Mrs. Nirmalabai S Patil (Guarantor) & Sri. Pravin Vitthal Patil (Guarantor).

Details of full description of the immovable/movable properties, Reserve Price, EMD and last date to deposit EMD are as follows:

Sl. No	Location & Details of the Properties	Reserve Price	EMD & last date to deposit EMD	Known Encumbrance
1	(LOT - 1) All that piece and parcel of EMT of Flat No.10 on Stilt 1 st &2 nd Floor Plot No.1, F P 27 S.No.503/1 Nilesh Infrastructure Pvt. Ltd. Shri Ganesh Park Apartment, KauthGhat Road, Near Gaikwad Hall, Bhaba Nagar, Nasik 422 001adm 88.38 Sqmtrs(built up).	Rs. 23,77,000/-	Rs. 2,37,700.00 (Rupees Two Lakh, Thirty Seven Thousand, Seven Hundred Only) 28.02.2024 by 5.00 Pm	Not Known to bank
2	(LOT - 2) All that piece and parcel of EMT of "Stone crusher", On gat no. 84/2 & gat no. 87/1, on dirajgao - Fulsara road, off Nandurbar- suraj road, at dirajgao, Tal & Dist. Nandurbar-413006 Area: 56,500 sqmtr	Rs. 3,39,57,000/-	Rs. 33,95,700.00 (Rupees Thirty Three Lakh, Ninety Five Thousand, Seven Hundred Only) 28.02.2024 by 5.00 Pm	Not Known to bank
3	(LOT - 3) ll that piece and parcel of EMT of Vacant Plot No.1 & 2 S.No.298/2D part Shivar Nandurbar, Astride Nandurbar- Dhule Road, Tal. & Dist. Nandurbar admeasuring 1090 Sqmtrs& 460 sqmt respectively in the name of Vilas S Patil. Area: 1,550 sqmtr	Rs. 1,39,50,000/-	Rs. 13,95,000.00 (Rupees Thirteen Lakh, Ninety Five Thousand, Only) 28.02.2024 by 5.00 Pm	Not Known to bank



केनरा बैंक  Canara Bank

(Government of India Undertaking)

ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX

2ND FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)

Email: cb5208@canarabank.com Phone – +91 20 25511034, 9798032011 & 9860033368

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 Chief Manager Canara Bank, ARM branch, 1259, Deccan Gymkhana, Renuka Complex, 2nd floor, Jangli Maharaj Road, Pune - 411004. Phone No. 02025511034, 9798032011 & 9860033368.

 कृते केनरा बैंक
For CANARA BANK

मुख्य प्रबंधक / Chief Manager
अस्ति प्रमाणित / AUTHORIZED OFFICE
Asset Recovery Management Office - 4
CANARA BANK, Pune-4

Date: 09.02.2024

Place: Pune



5. The reserve price, earnest money deposit, date of deposit of earnest money and the details of the immovable property with known encumbrances is as under:

Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
(LOT - 1) All that piece and parcel of EMT of Flat No.10 on Stilt 1 st &2 nd Floor Plot No.1, F P 27 S.No.503/1 Nilesh Infrastructure Pvt. Ltd. Shri Ganesh Park Apartment, KauthGhat Road, Near Gaikwad Hall, Bhaba Nagar, Nasik 422 001adm 88.38 Sqmtrs(built up).	Rs. 23,77,000/-	2,37,700.00 (Rupees Two Lakh, Thirty Seven Thousand, Seven Hundred Only) 28.02.2024 by 5.00 Pm	Not Known to bank
(LOT - 2) All that piece and parcel of EMT of "Stone crusher", On gat no. 84/2 & gat no. 87/1, on dirajgao - Fulsara road, off nandurbar- suraj road, at dirajgao, Tal & Dist. Nandurbar-413006.	Rs. 3,39,57, 000/-	Rs. 33,95,700.00 (Rupees Thirty Three Lakh, Ninety Five Thousand, Seven Hundred Only) 28.02.2024 by 5.00 Pm	Not Known to bank
(LOT - 3) All that piece and parcel of EMT of Vacant Plot No.1 & 2 S.No.298/2D part Shivar Nandurbar, Astride Nandurbar- Dhule Road, Tal. & Dist. Nandurbar admeasuring 1090 Sqmtrs& 460 sqmt respectively in the name of Vilas S Patil. Area: 1,550 sqmtr	Rs. 1,39,50,000/-	Rs. 13,95,000.00 (Rupees Thirteen Lakh, Ninety Five Thousand, Only) 28.02.2024 by 5.00 Pm	Not Known to bank

6. Other terms and conditions:

- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseauction.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 Authorised Officer, as on 21.02.2024 to 27.02.2024 between 11.00 AM to 03.00 PM
- 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 i.e. 10 % of the Reserve Price is to be deposited by way of Demand Draft in favour of Authorised Officer, Canara Bank, ARM Branch, Pune OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Branch, A/c No. 209272434 IFSC Code: CNRB0005208 on or before 28.02.2024 by 05.00 p.m.
- Intending bidders shall hold a 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, 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near-Market, Malleshwaram, Bengaluru, Karnataka 560003, Email- ccsleauction@gmail.com; eauction@ccsl.co.in Contact No. +91 94806 91777, +91 88805 31165, +91 88984 18010



- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 28.02.2024 by 05.00 PM to Canara Bank, Asset Recovery Management Branch, 1259, Renuka complex, 2nd Floor, J M Road, Deccan Gymkhana, Pune-411004 by hand or by email at cb5208@canarabank.com.
- g) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- h) 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.
- i) Bidders Name. Contact No. Address, E Mail Id.
- j) Bidder's A/c details for online refund of EMD.
- k) The intending bidders should register their names at portal <https://www.indianbankseauction.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, 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near-Market, Malleshwaram, Bengaluru, Karnataka 560003, Email- ccsleauction@gmail.com; eauction@ccsl.co.in Contact No. +91 94806 91777, +91 88805 31165, +91 88984 18010
- l) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- m) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000/- (RRs. Ten Thousand, Only) in respect of Lot - 1 & in multiples of Rs. 1,00,000.00 (Rs. One Lakh only) in respect of Lot 2 & Lot 3. 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.
- n) 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.
- o) For sale proceeds of Rs. 50 Lakh (Rupees Fifty Lakh) 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.
- p) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- q) Authorised 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, Asset Recovery Management Branch, 1259, Renuka Complex, 2nd Floor, J M Road, Deccan Gymkhana, Pune- 411004 who, as a facilitating centre, shall make necessary arrangements.
- s) For further details contact Canara Bank, Asset Recovery Management Branch, Deccan Gymkhana, Pune (Ph. No. 020 25511034, 9798032011 & 9860033368) e-mail id: cb5208@canarabank.com;



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(Government of India Undertaking)

ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX


2ND FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)

Email: cb5208@canarabank.com Phone – +91 20 25511034, 9798032011 & 9860033368

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.

 कृते केनरा बैंक
For CANARA BANK


मुख्य प्रबंधक Chief Manager
अति वरिष्ठ प्रबंधक, पुणे-4
AUTHORISED OFFICER
Asset Recovery Management Br. Pune-4
CANARA BANK

Place: Pune
Date: 09.02.2024

