

आस्तिवसूलीप्रबंधनशाखा-II मुंबई / ARM BRANCH - II MUMBAI

3RD FLOOR, CANARA BANK BUILDING, ADI MARZBAN STREET, MUMBAI - 400 001.

Email : cb6289@canarabank.com TEL. - 022-22651128/29 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 **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 **29.05.2024** for recovery of Rs. 70,09,06,647.33 (as on 31.03.2024 plus further interest and charges from 01.04.2024) due to the ARM II Branch of Canara Bank from **M/s.Om Sai Mercantile Pvt. Ltd.** with Regd. address at, 403,Surat Sadan Building, Surat Street,4th Floor, Masjid Bunder (East), Mumbai 400009, represented by its Directors Mr. Dalbir Singh Bhatti, Mr. Kuldeep Singh Bhatti and Mr. Raju Singh Bhatti:

Sr. No.	Description of the Property	Reserve Price	Earnest Money Deposit
1	All that part and parcel of Office Premises no. 403, 4 th Floor, Surat Sadan Premises Cooperative Society Ltd, Dana Bunder, Masjid Bunder (East), Mumbai- 400 009 owned by Mr Kuldeep Singh Bhatti (Built Up area of 295 Sq.ft.on plot no.88/89. C S No.69, Division Princess Dock	Rs.36,00,000 /-	Rs.3,60,000/-
2	All that part and parcel of Office premises bearing no.409, 4 th floor, Surat Sadan Premises Cooperative Society Limited, situated on piece & parcel land, falls in Princess Dock Division, bearing plot no.88 & 89, C S No.69 of City & Suburban registration at Surat Street, Masjid Bunder (East), Mumbai-400009 in the name of Kuldeep Singh Bhatt	Rs. 28,00,000/-	Rs. 2,80,000/-
3	All that part and parcel of residential flat no.21, 2 nd floor at Shivsadan CHS Ltd.,Plot No.8, Aziz Baug, RC Marg, Near RCF Police Station, Marvali Church,Chembur,Mumbai in the name of Kuldeep Singh Bhatti(Area of flat is 1150 sq.ft.on plot no.8. CTS No.132/6)	Rs.1,53,00,000/-	Rs.15,30,000/-

The Earnest Money Deposit shall be deposited on or before 27.05.2024 upto 5.00 p.m.

Details of EMD and other documents to be submitted to service provider on or before 27.05.2024 upto 5.00 pm. Date up to which documents can be deposited with Bank is 27.05.2024 upto 5.00 pm.

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 Mrs.Sreedevi Nair, Assistant General Manager, Canara Bank, ARM II Branch, Mumbai (Ph.No.: Mob.No. 9447248393) or Mr. Sumit Kumar ,Manager (Mob No.: 9345332323) E-mail id : cb6289@canarabank.com during office hours on any working day or the service provider M/s C1 India Pvt. Ltd., UdyogVihar, Phase - 2, Gulf Petrochem Building, Building No. 301, Gurgaon, Haryana. Pin-122015, Mr.BhavikPandya Mob.no. 8866682937 (Contact No.+911244302020/ 21/ 23/ 24. support@bankeauctions.com; maharashtra@c1india.com).

कृते केनरा बैंक FOR CANARA BANK

श्रीदेवी नायर / Sreedevi Nair

अधिकृत अधिकारी / AUTHORIZED OFFICER

CANARA BANK - ARM II BRANCH

ASSET RECOVERY MGMT. BR-II

मुंबई MUMBAI - 400 001.

Date :02.05.2024

Place :Mumbai

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 02.05.2024

1.	Name and Address of the Secured Creditor	: Canara Bank, ARM II Branch, 3 rd Floor, Canara Bank Building, Adimarzban Street, Ballard Estate, Mumbai - 400 001.
2.	Name and Address of the Borrower(s) / Guarantor(s)	: M/s.Om Sai Mercantile Pvt.Ltd. Regd. address at 403,Surat SadanBuilding,Surat Street,4 th Floor,MasjidBunder East, Mumbai 400009 Represented by its Directors: Mr.Dalbir Singh Bhatti Mr. Kuldeep Singh Bhatti Mr. Raju Singh Bhatti
3.	Total Liabilities as on 31.03.2024	: Rs. 70,09,06,647.33 (as on 31.03.2024 plus further interest and charges from 01.04.2024)
4.	a. Mode of Auction b. Details of Auction Service Provider c. Date & Time of Auction	: E-auction : M/s C1 India Pvt. Ltd. : 29.05.2024 (11.00.am to 12.00 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://www.bankeauctions.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 on the dates mentioned in Sale Notice.
- 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 by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM II Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Canara Bank, ARM II Branch, A/c. No. 209272434, IFSC Code: CNRB0006289 on or before 27.05.2024 upto 5.00 p.m. Details of EMD and other documents to be submitted to service provider on or before 27.05.2024 upto 5.00 pm.
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 27.05.2024 upto 5.00 p.m. to Canara Bank, ARM II 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.
- 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, UdyogVihar, Phase - 2, Gulf Petrochem Building, Building No. 301, Gurgaon, Haryana, Pin - 122015 (Contact No. +91 124 4302020/ 21/ 22/ 23/ 24. Email: support@bankeauctions.com; maharashtra@c1india.com.
- EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

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- h. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples 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 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 ARM II Branch who, as a facilitating centre, shall make necessary arrangements.
- o. For further details contact Mrs.Sreedevi Nair, Assistant General Manager, Canara Bank, ARM II Branch, Mumbai (Ph.No.: Mob.No. 9447248393) or Mr. Sumit Kumar ,Manager (Mob No.: 9345332323), e-mail id: cb6289@canarabank.com or the service provider M/s C1 India Pvt. Ltd, UdyogVihar, Phase - 2, Gulf Petrochem Building, Building No. 301, Gurgaon, Haryana, Pin - 122015 (Contact No. +91 124 4302020 /21/22/23/24, Mr.BhavikPandya Mob.no. 886668293 Email: support@bankeauctions.com; maharashtra@c1india.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 : 02.05.2024

कृते केनरा बँक FOR CANARA BANK
Authorized Officer
श्रीदेवी नायर Canara Bank,
अधिकृत अधिकारी / Authorised Officer
ARM II Branch, Mumbai
ASSET RECOVERY MGMT. BR-II
मुम्बई MUMBAI - 400 001.