

AURANGABAD JALNA ROAD BRANCH

SALE NOTICE

Ref: SALE NOTICE/AANANDESHWARI/2023-24

Date: 20.01.2024

To,

1) M/S ANANDESHWARI WATERTECH PVT LTD

FLAT NO 4, PLOT NO.94

AIRAVAT APARTMENTS,

SHREY NAGAR, CHHATRAPATI SAMBHAJINAGAR

CHHATRAPATI SAMBHAJINAGAR-431001

THROUGH

DIRECTOR/PROMOTER AND GUARANTOR :

1. **MR. ABHAY SUBHASH KULKARNI (Promoters/Directors)**
PLOT NO 94, FLAT NO4,
AAIRWAT BUILDING,
SHREYAN NAGAR, NEW OSMANPURA,
CHHATRAPATI SAMBHAJINAGAR-431005
2. **MR. SATYANARAYAN GULABCHAND KHANDELWAL(Promoters/Directors)**
FLAT NO 108,GODAVARI WING "H",R.L PARK
SILLOD
DIST CHHATRAPATI SAMBHAJINAGAR -431112
3. **MR. SUBHASH LAXMAN KULKARNI (Guarantor, Mortgagor)**
PLOT NO 94, FLAT NO 4,
AAIRAWAT BUILDING,
SHREYA NAGAR, NEW OSMANPURA,
CHHATRAPATI SAMBHAJINAGAR-431005
4. **MRS.SUNITA SATYANARAYAN KHANDELWAL(Guarantor, Mortgagor)**
FLAT NO 108,GODAVARI WING "H",R.L PARK
SILLOD
DIST CHHATRAPATI SAMBHAJINAGAR-431112

Dear Sir/Madam,

Sub: 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.

As you are aware, I on behalf of Canara Bank, CHHATRAPATI SAMBHAJINAGAR JALNA ROAD 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 CHHATRAPATI SAMBHAJINAGAR JALNA ROAD 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 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,

कुते केनरा बँक
For Canara Bank

AUTHORIZED OFFICER,
CANARA BANK

मुख्य अधिकारी / Chief Manager
जालना रोड, औरंगाबाद
Jalna Road, Aurangabad.

Internal

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ENCLOSURE – SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Property 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 to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of CHHATRAPATI SAMBHAJINAGAR JALNA ROAD of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **26.02.2024** for recovery of **Rs.1,23,83,953.40 (Rs. One Crore Twenty Three Lakhs Eighty Three Thousand Nine Hundred Fifty Three and Forty Paise Only)** due to the CHHATRAPATI SAMBHAJINAGAR JALNA ROAD of Canara Bank from **M/S ANANDESHWARI WATERTech PVT LTD THROUGH MR. ABHAY SUBHASH KULKARNI (Promoters/Directors) and MR. SATYANARAYAN GULABCHAND KHANDELWAL(Promoters/Directors), MR. SUBHASH LAXMAN KULKARNI (Guarantor, Mortgagor) AND MRS.SUNITA SATYANARAYAN KHANDELWAL(Guarantor, Mortgagor)**

The reserve price and the earnest money deposit will be as per mentioned in the table below. The Earnest Money Deposit shall be deposited on or before 22.02.2024 at 4 pm.

DETAILS OF PROPERTY

Sr. No	Property Details	Reserve Price	Earnest Money Deposit
1	EMT of unit land and building property bearing land plot No.53 (ols municipal property no. 2862), Survey no 7/1, adm 2200 sqft (40ft*55ft) which is a collector NA44 property situated in Sillod Municipal council area, Dr Zakir Hussain Nagar, Sillod Dist Chhatrapati Sambhajnagar-431112 (Title Deed no. 1689/1968 dt 10.05.1968) The boundaries of Property are as follows:- <u>East:</u> Property of Gulab Jilani Moh Yakub <u>West:</u> 20 ft Road <u>South:</u> Plot No.52 <u>North:</u> Plot no.54	Rs. 31,50,000/-	Rs. 315000/-
2	EMT of Unit flat property bearing flat no.108, Godawari Wing H, R.L Park, 1 st floor, adm 60.31 sq mtr, city survey no. 1273/1/10 totally measuring 619.56 sqmtr situated at R.L Park main road Sillod Dist Chhatrapati Sambhajnagar 431112 (Title Deed No.1345/2014 dated 18.03.2020) Boundaries : East- Common Passage and Road West- Road North- Road Panel advocate : Mrs.Rutuja Potfode Dt. 02/05/2020	RS. 15,60,000/-	RS. 156000/-
3	EMT of Unit Commercial shop property bearing shop no. 2/A , adm 22.07 Sq mtr, City survey no.1244 which is a collector NA 1244 property situated at Vardhaman mahavir complex main road Sillod Dist Chhatrapati Sambhajnagar-431112	RS. 16,50,000/-	RS. 165000/-

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(Title deed no 595/2009 Dated 11.02.2009)		
Boundaries		
East : Constructed shop no 3/A		
West : Constructed shop no 1/A		
South : 17 FT*150 FT Usable Road		
North : Building of Anvikar Market		

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 Manager CHHATRAPATI SAMBHAJINAGAR JALNA ROAD, Canara Bank, (Ph. No. 7755926544) during office hours on any working day.
 Portal of E-Auction: <https://indianbankseaction.com>

कृते केनरा बँक
 For Canara Bank

Date: 20.01.2024

[Signature]
 AUTHORISED OFFICER
 CANARA BANK Chief Manager
 जालना रोड, औरंगाबाद
 Jalna Road, Aurangabad.

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 20.01.2024

1.	Name and Address of the Secured Creditor:	Canara Bank CHHATRAPATI SAMBHAJINAGAR JALNA ROAD (Branch)
		<p>1) M/S ANANDESHWARI WATERTech PVT LTD FLAT NO 4, PLOT NO.94 AIRAVAT APARTMENTS, SHREY NAGAR, CHHATRAPATI SAMBHAJINAGAR CHHATRAPATI SAMBHAJINAGAR-431001</p> <p>THROUGH DIRECTOR/PROMOTER AND GUARANTOR :</p> <p>1. MR. ABHAY SUBHASH KULKARNI (Promoters/Directors) PLOT NO 94, FLAT NO4, AAIRWAT BUILDING, SHREYAN NAGAR, NEW OSMANPURA, CHHATRAPATI SAMBHAJINAGAR-431005</p> <p>2. MR. SATYANARAYAN GULABCHAND KHANDELWAL(Promoters/Directors) FLAT NO 108,GODAVARI WING "H",R.L PARK SILLOD DIST CHHATRAPATI SAMBHAJINAGAR - 431112</p> <p>3. MR. SUBHASH LAXMAN KULKARNI (Guarantor, Mortgagor) PLOT NO 94, FLAT NO 4, AAIRAWAT BUILDING, SHREYA NAGAR, NEW OSMANPURA, CHHATRAPATI SAMBHAJINAGAR-431005</p>
2.	Name and Address of the Borrower(s):	

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		4. MRS.SUNITA SATYANARAYAN KHANDELWAL(Guarantor, Mortgagor) FLAT NO 108,GODAVARI WING "H",R.L PARK SILLOD DIST CHHATRAPATI SAMBHAJINAGAR- 431112
3.	Total liabilities as on 20.01.2024	Rs.1,23,83,953.40 (Rs. One Crore Twenty Three Lakhs Eighty Three Thousand Nine Hundred Fifty Three and Forty Paise Only) + Interest applicable & other charges
4.	(a) Mode of Auction:	Online e-Auction.
	(b)Details of Auction service provider:	https://indianbankseaction.com
	(c) Date & Time of Auction:	26.02.2024 at 12.00 P.M. TO 2.00 P.M
	(d) Portal of E-Auction:	https://indianbankseaction.com
5.	Reserve Price:	As mentioned in table above

OTHER TERMS AND CONDITIONS:-

- a) Auction/bidding shall be only "Online Electronic Bidding" through the website <https://indianbankseaction.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 Authorised Officer, on 17.02.2024 between 11.00A.M. To 4.00 P.M.
- 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, CHHATRAPATI SAMBHAJINAGAR JALNA ROAD Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, CHHATRAPATI SAMBHAJINAGAR JALNA ROAD , A/c no. 209272434 IFSC Code: CNRB0002576 on or before 22.02.2024 till 4 pm.
- e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 22.02.2024 before 4 PM, to Canara Bank, CHHATRAPATI SAMBHAJINAGAR JALNA ROAD 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://indianbankseaction.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 contact- 9832952602/8880531165/080-23469661/62/64/65
- g) 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 with unlimited extension of 5.00 minutes. Bidders shall improve their offers in multiplies of Rs10,000/-. 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 favor 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.
- j) For sale proceeds of Rs. 50 (Rupees Fifty) lacs 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) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- m) The intending bidders are kindly requested to visit the property and ascertain the exact location, extent of property and nature of property and also make their own independent inquiries and legal due diligence to satisfy themselves regarding the encumbrances, if any, the title of the properties, physical extent, statutory approvals, claim/rights/dues affecting the property including statutory liabilities prior to submission of bids. Authorized officer or the bank shall not be responsible for any discrepancy, charge, lien, encumbrances pertaining to property or any other dues to the Government or anyone else in respect of the said properties.
- n) The sale certificate shall be issued in the same name in which the bid is submitted.
- o) On the receipt of sale certificate, the purchaser shall take all necessary steps and make arrangement for registration of the property. All charges for conveyance, the existing and future statutory dues, if any payable by the borrower, stamp duty and registration charges etc. as applicable shall be borne by the successful bidder only. The purchaser is liable to incur the dues of the local self government/other dues payable to the government if any, informed subsequently.
- p) 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 Regional office Chhatrapati Sambhajinagar or who, as a facilitating centre, shall make necessary arrangements.
- q) For further details contact Manager Canara Bank, CHHATRAPATI SAMBHAJINAGAR JALNA ROAD (Ph. No. Ph. No Ph. No. 7755926544) OR the service provider M/S CANBANK COMPUTER SERVICIS LTD contact- 9832952602/8880531165/080-23469661/62/64/65
- r) The detailed terms and conditions are also available in the link "E-Auction" provided in the Canara Bank's website(www.canarabank.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.