

Ref. no. 03/auction notice/SINNAR /2021-22

Dated: 26-11-2021

To,

Borrower: M/s Neev Family Restaurants & Motels  
Proprietor: Nitin Patilbua Ugale  
Address: Flat no. 11, Shree Siddhi Vinayak Society, Sinnar  
Mob: 91-7972001706

Guarantor: Mrs. Nandini Anil Darode  
Address: 204/B Daffodil Building, Vasant Park, Gandhare,  
Khadapada, Kalyan West, Kalyan, Thane-421301

Borrower: M/s Neev Family Restaurants & Motels  
Proprietor: Nitin Patilbua Ugale  
Address: Gat no. 47A/7, Bhokani,  
Opposite Hotel Sai Prasad, Near Shani Mandir,  
Shirdi-Nashik Highway, Taluka Sinnar, Dist. Nashik-422606

Borrower: M/s Neev Family Restaurants & Motels  
Proprietor: Nitin Patilbua Ugale  
Address: Gat no. 452(P), A/p Dodi Bk,  
Tal. Sinnar, Dist. Nashik-422606

**By Regd. Post AD/Speed Post**

Dear Sir,

**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, SINNAR branch 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 SINNAR 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,



Authorised Officer  
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 to the Secured Creditor, the symbolic/physical possession of which has been taken by the Authorised Officer of **SINNAR Branch** of the Canara Bank., will be sold on "As is where is", "As is what is" and " Whatever there is" on **31-12-2021** for recovery of **Rs. 99,70,745.08/- (Rupees Ninety Nine Lakh Seventy Thousand Seven Hundred Forty Five and Eight Paise)** which is due along with interest and costs as on **18-05-2021** to the **SINNAR Branch** of Canara Bank from **Nitin Patilbua Ugale and Mrs. Nandini Anil Darode.**

**DETAILS OF PROPERTY**

Details & Full Description of the immovable & movable properties with known encumbrances, if any	Reserve Price	Earnest Money Deposit (EMD)	Known Encumbrance
N.A. Land at Gat no. 47A/7, Bhokani, Opposite Hotel Sai Prasad, Near Shani Mandir, Shirdi-Nashik Highway, Taluka Sinnar, Dist. Nashik-422606 admeasuring 8505.50 sq. mts. And bounded as North: Gat no. 446, South: Gat no. 453, East: Gat no. 453, West: Gat no. 576	Rs. 1,33,72,400/- (Rupees One Crore Thirty Three Lakh Seventy Two Thousand Four Hundred)	Rs. 13,37,240/- (Rupees Thirteen Lakh Thirty Seven Thousand Two Hundred Forty Only)  29-12-2021 by 4.00 PM	Not Known to Bank
N.A. Land at Gat no. 452(P), A/p Dodi Bk, Tal. Sinnar, Dist. Nashik-422606 admeasuring 5263.58 sq. mts. And bounded as North: Gat no.452 (P) Remaining Plot, South: Gat no. 453, 575, 451, East: Nashik-Pune Highway, West: Gat no. 446	Rs. 1,60,40,100/- (Rupees One Crore Sixty Lakh Forty Thousand One Hundred Only)	Rs. 16,04,010/- (Rupees Sixteen Lakh Four Thousand Ten Only)  29-12-2021 by 4.00 PM	Not Known to Bank

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact **Branch Manager, SINNAR, Branch, Canara Bank**, Mobile 9511787113; 9911554528 during office hours on any working day.

Portal of E-Auction: <https://indianbankseaction.com>

Date: 26-11-2021



  
AUTHORISED OFFICER  
CANARA BANK



**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 26-11-2021**

**1. Name and Address of the Secured Creditor** : CANARA BANK, SINNAR BRANCH,  
Mahalaxmi Heights, Damodar Niwas,  
Shop no. 1-5, Lal Chowk-422103

**2. Name and Address of the Borrower(s)/ Guarantor(s):**

1.	<p><b>Borrower:</b>M/s Neev Family Restaurants &amp; Motels <b>Proprietor:</b> Nitin Patilbua Ugale <b>Address:</b> Flat no. 11, Shree Siddhi Vinayak Society, Sinnar <b>Mob:</b> 91-7972001706</p> <p><b>Guarantor:</b> Mrs. Nandini Anil Darode <b>Address:</b> 204/B Daffodil Building, Vasant Park, Gandhare, Khadapada, Kalyan West, Kalyan, Thane-421301</p> <p><b>Borrower:</b>M/s Neev Family Restaurants &amp; Motels <b>Proprietor:</b> Nitin Patilbua Ugale <b>Address:</b> Gat no. 47A/7, Bhokani, Opposite Hotel Sai Prasad, Near Shani Mandir, Shirdi-Nashik Highway, Taluka Sinnar, Dist. Nashik-422606</p> <p><b>Borrower:</b>M/s Neev Family Restaurants &amp; Motels <b>Proprietor:</b> Nitin Patilbua Ugale <b>Address:</b> Gat no. 452(P), A/p Dodi Bk, Tal. Sinnar, Dist. Nashik-422606</p>
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**3. Total liabilities as on 18-05-2021** : Rs. 99,70,745.08/- (Rupees Ninety Nine Lakh  
Seventy Thousand Seven Hundred Forty Five and  
Eight Paise)

**4. (A) Mode of Auction:** : Online e-Auction.

**(b) Details of Auction service provider:** :M/S CANBANK COMPUTER SERVICES  
LTD. contact- 9480691777/8880531165/080-  
23469661/62/64/65

**(c) Date & Time of Auction:** :31-12-2021 at 12:30 P.M. TO 1:30 P.M.

**(d) Portal of E-Auction:** : <https://indianbankseauction.com>

**5. Reserve Price:** : As per table mentioned below

S. no.	Details of Property	Reserve Price Fixed
1	N.A. Land at Gat no. 47A/7, Bhokani, Opposite Hotel Sai Prasad, Near Shani Mandir, Shirdi-Nashik Highway, Taluka Sinnar, Dist.	Rs. 1,33,72,400/-(Rupees One Crore Thirty Three Lakh Seventy Two Thousand Four Hundred)

	Nashik-422606 admeasuring 8505.50 sq. mts. And bounded as North: Gat no. 446, South: Gat no. 453, East: Gat no. 453, West: Gat no. 576	
2	N.A. Land at Gat no. 452(P), A/p Dodi Bk, Tal. Sinnar, Dist. Nashik-422606 admeasuring 5263.58 sq. mts. And bounded as North: Gat no.452 (P) Remaining Plot, South: Gat no. 453, 575, 451, East: Nashik-Pune Highway, West: Gat no. 446	Rs. 1,60,40,100/- (Rupees One Crore Sixty Lakh Forty Thousand One Hundred Only)

**OTHER TERMS AND CONDITIONS**

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://indianbankseuction.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 18-12-2021 between 02.00 P.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, SINNAR Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, A/c No. 6950296000002, IFSC Code: CNRB0006950 on or before 29-12-2021 till 4:00 pm. Intending bidders shall hold 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. Bangalore. (Contact no. 9480691777/8880531165/8898418010) Email- [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)

e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 29-12-2021 before 5:00 PM, to Canara Bank, SINNAR 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://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. contact- 9480691777/8880531165/080-23469661/62/64/65**

g) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

h) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs. 5,000/- (Rupees Five Thousands Only)**. 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.

j) For sale proceeds of **Rs. 50,00,00/- (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) 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 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 – Aurangabad-II** or **SINNAR** branch who, as a facilitating centre, shall make necessary arrangements.
- q) For further details contact **Branch Manager Canara Bank, SINNAR Branch (9421561831)** OR the service provider **M/S CANBANK COMPUTER SERVICES LTD. contact- 9480691777/8880531165/080-23469661/62/64/65**
- r)The detailed terms and conditions are also available in the link "E-Auction" provided in the Canara Bank's website([www.canarabank.com](http://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.

**Place: RO Aurangabad**

**Date: 26-11-2021**



  
**Authorised Officer**  
**CANARA BANK**