



(भारत सरकार का उपक्रम/A GOVERNMENT OF INDIA UNDERTAKING)

**आस्ति वसूली प्रबंधन शाखा-I मुम्बई / ARM BRANCH - I MUMBAI**

37, KHSAMALAYA, OPP PATKAR HALL, NEW MARINE LINES, THACKERSAY MARG, MUMBAI - 400 020  
Email : [cb2360@canarabank.com](mailto:cb2360@canarabank.com) TEL. - 022-22065425/30 WEB :: [www.canarabank.com](http://www.canarabank.com)

REF : CB/ARM-I/SARFAESI/E-AUCTION- SEAWOOD MULTIPLE SERVICES LLP/296/2023 DATE : 15.12.2023

To,

|   |   |  |  |
|---|---|--|--|
| 1)M/s Seawood Multiple Services LLP<br>(Borrower)<br>G-001, Seawoods<br>Grand Central Mall,<br>Tower 2, Sector No.40<br>Nerul West<br>Navi Mumbai - 400 706 | 2)Mr Sunil M Baviskar<br>(Guarantor/Mortgager)<br>A1101 President Park<br>CHSLtd Plot No 77/77A,<br>Behind Rajiv Gandhi<br>Garden Sector No.29,<br>Vashi Navi Mumbai -<br>400 703 | 3)Mr Naresh R Patel<br>(Guarantor/Mortgager)<br>Office No 705, 7 <sup>th</sup><br>floor, J K Chambers<br>Premises CHS Ltd,<br>Plot No 76, Sector<br>No.17, Vashi,<br>Navi Mumbai - 400 705 | 4)Mrs Shobha N Patel<br>(Guarantor/Mortgager)<br>Office No 705, 7 <sup>th</sup><br>floor, J K Chambers<br>Premises CHS Ltd,<br>Plot No 76, Sector<br>No.17, Vashi,<br>Navi Mumbai - 400<br>705 |
|---|---|--|--|

Dear Sir,

**SUB :Notice under Section 13(4) of the Securitization 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, ARM-I Branch, 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 ARM-I Branch, Mumbai 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.

कृते केनरा बैंक / FOR CANARA BANK  
Yours faithfully,

  
प्राधिकृत अधिकारी / प्रमुख प्रबंधक  
AUTHORIZED OFFICER / MANAGER  
आस्ति वसूली प्रबंधन शाखा, मुंबई - 400 020  
CANARA BANK, ARM-I BRANCH, MUMBAI.

Encl: Sale Notice. Dated 15.12.2023

केनरा बैंक Canara Bank

सिंडिकेट Syndicate

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### 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 **Symbolic 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 **18.01.2024** for recovery of Rs27,59,19,362.14 (as on 30.11.2023 plus further Interest and cost from 01.12.2023) due to the ARM I Branch of Canara Bank from M/s. **SEAWOOD MULTIPLE SERVICES LLP** represented by Partners/Guarantors- **Mr.Sunil Baviskar, Mr N R Patel, and Mrs S N Patel.**

| Description of the Properties  | Reserve Price | Earnest Money Deposit |
|--|---------------|-----------------------|
| <u>Lot No 1</u><br>Office No 705, 7 <sup>th</sup> floor, J K Chambers Premises CHS Ltd, Plot No 76, Sector -17, Vashi, Navi Mumbai 400 705 standing in the name of Mr Naresh R Patel & Mrs Shobha N Patel (Admg. 510 sq ft built up) | Rs127.00 lacs | Rs12.70 lacs          |
| <u>Lot No 2</u><br>Shop No 6, Ground floor, Shopping Arcade, Sector-54,56 & 58 (part), Seawood Estate, NRI Complex, Karave, Nerul, Navi Mumbai 400 706 standing in the name of Mr Sunil M Baviskar (Admg.476 sq ft built up)         | Rs166.00 lacs | Rs16.60 lacs          |

The Earnest Money Deposit shall be deposited on or before 17.01.2024 upto 5 p.m. There is no encumbrance to the knowledge of the Bank.

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 I Branch Mumbai or Shall be deposited through RTGS/NEFT/Funds Transfer to credit of account of Canara bank ARM I Branch Mumbai **A/c no. 209272434 IFSC Code CNRB0002360 on or before 17.01.2024 upto 5.00 pm** and other documents to be submitted to service provider on or before 17.01.2024 upto 5.00 pm. Date up to which documents can be deposited with Bank is 17.01.2024.

Date of inspection of properties with prior appointment with Authorized Officer.

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 Dr. Seema Somkuwar, Chief Manager, Canara Bank, ARM I Branch, Mumbai (Ph.No.: 022 -22065425/30/Mob.No. 98813 65087) or S.A. Rudra, Officer, 8355949712, E-mail id : [cb2360@canarabank.com](mailto:cb2360@canarabank.com) during office hours on any working day or the service provider M/s C1 India Pvt. Ltd., Udyog Vihar, Phase - 2, Gulf Petrochem Building, Building No. 301, Gurgaon, Haryana. Pin-122015 Contact Person Mr. Bhavik Pandya Mob.no.88666 82937 (Contact No.+911244302020/21/22/23/24, [support@bankeauctions.com](mailto:support@bankeauctions.com).)

कृते केनरा बैंक / FOR CANARA BANK

प्राधिकृत अधिकारी एवं मुख्य प्रबंधक  
AUTHORISED OFFICER & CHIEF MANAGER  
आस्ति वसूली प्रबंधन शाखा मुम्बई - 400 020  
CANARA BANK, ARM I BRANCH  
ASSET RECOVERY

Date : 15.12.2023

Place: Mumbai





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**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 15.12.2023**

|    |   |   |   |
|----|---|---|---|
| 1. | Name and Address of the Secured Creditor  | : | Canara Bank, ARM-I Branch, Kshamalaya (Ground Floor) Opp Patkar Hall, 37, New Marine Lines, Thackersey Marg, Mumbai – 400 020.  |
| 2. | Name and Address of the Borrower(s) / Guarantor(s)  | : | M/s <b>SEAWOOD MULTIPLE SERVICES LLP</b><br>G001, Seawood Grand Central Mall, Tower 2, Sector No.40 Nerul, Navi Mumbai 400 706<br>Guarantors : <b>Mr.Sunil Baviskar,</b><br><b>Mr Naresh R Patel,</b><br><b>Mrs Shobha N Patel</b>              |
| 3. | Total Liabilities as on 30.11.2023  | : | Rs27,59,19,362.14 plus further Interest and cost from 01.12.2023.   |
| 4. | Address where the tender documents to be submitted  | : | Canara Bank, ARM -I Branch, Kshamalaya (Ground Floor) Opp Patkar Hall, 37, New Marine Lines, Thackersey Marg, Mumbai – 400 020.   |
| 5. | a. Mode of Auction<br>b. Details of Auction Service Provider<br>c. Date & Time of Auction<br>d. Portal of E-auction | : | Online<br>M/s C1 India Pvt. Ltd.<br><b>18.01.2024 (11.00.am to 12.00 am)</b><br>(with unlimited extension of 5 min. duration each till the conclusion of the sale)<br><a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> |
| 6. | Reserve Price   | : | As per Sale Notice  |

**7. 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 I Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Canara Bank, ARM-I Branch, A/c. No. **209272434, IFSC Code: CNRB0002360** on or before 17.01.2024 upto 5 p.m. Details of EMD and other documents to be submitted to service provider on or before 17.01.2024 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 17.01.2024 upto 5 p.m. to Canara Bank, ARM-I 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.





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- 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. Bhavik Pandya Mob. 88666 82937 (Email: [support@bankeauctions.com](mailto: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 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 I Branch who, as a facilitating centre, shall make necessary arrangements.
- o. For further details contact Dr.Seema Somkuwar, Authorised Officer, Canara Bank ,ARM I Branch, Mumbai (Ph. No.022 22065425/5430/5438 /Mob.No. 98813 65087) or S.A.Rudra, Officer 83559 49712, e-mail id: [cb2360@canarabank.com](mailto:cb2360@canarabank.com) or the service provider M/s C1 India Pvt Ltd, <https://www.bankeauctions.com> Udyog Vihar, Phase - 2, Gulf Petrochem Building, Bldg no. 301, Gurgaon, Haryana pin - 122015 (Contact No. +91-1244302000, 20, 21, 22, 23, 24 Mr. Bhavik Pandya Mobile- 88666 829375 (Email: [support@bankeauctions.com](mailto: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 : 15.12.2023

कृते केनरा बैंक / FOR CANARA BANK  
*Seema*

Authorised Officer  
Canara Bank, ARM I Branch, Mumbai  
आस्ति वसूली प्रबंधन शाखा - मुम्बई - 400 020.  
SFT RECOVER