



(A GOVERNMENT OF INDIA UNDERTAKING)

MANDVI

REF:RO:RECOVERY:SARFAESI-EA:SC:25/2024-25

DATE: 31/05/2024

M/s Tushar Jagdish Narayan Tiwari,  
Room No 03, Bhajiwala Chawl,  
Hanuman Nagar,  
P N Road, Bhandup,  
Mumbai-400078.

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**

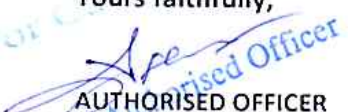
As you are aware, Authorized Officer of Canara Bank MANDVI Mumbai have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our, MANDVI Branch of Canara Bank.

The undersigned proposes to sell the assets (through e-auction) 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 (e-auction notice) containing terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 15 days from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

This is without prejudice to any other rights available to the Bank under the subject Act any other law in force

Yours faithfully,

  
AUTHORISED OFFICER  
CANARA BANK

CC:-1. Tushar Jagdish Narayan Tiwari, @ Flat NO 5, Ground Floor, A Wing "Shri Krishna Residency", Village Gundge, Taluka Karjat, District Raigad-410201.

Tushar Jagdish Narayan Tiwari @ Sai Krupa Niwas Sonal Ali, Near Datta Mandir titwala, Kalyan-East, Thane-421605.

Tushar Jagdish Narayan Tiwari @ Yashita Enterprises, Shop No 2, Hariom CHS Ltd, Near Sarkar Plaza, Tilak Nagar, Chembur, Mumbai-400089

2. Prakash Prakash Harkar (Guarantor)



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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 constructive possession of which has been taken by the Authorised Officer of , MANDVI Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on **21/06/2024**, for recovery of Rs. 16,26,939.93 (Rupees Sixteen Lakhs Twenty Six Thousand Nine Hundred Thirty Nine and paisa Ninety Three only) plus further interest thereon from **30/12/2019** along with suit expenses and other charge due to the, MANDVI Branch of Canara Bank from **Mr Thusar J Tiwari**

**Details and full description of the immovable property with known encumbrances, if any:**

All part & Parcel of residential Flat No A-05, On Ground Floor, Building known as "Shrikrisjhna Residency" Situated at survey No 2, Hissa No 4 of village Gundge, Near Maateshwari Regency, Karjat, Taluka Karjat, District Raigad- 410201.

Extent of Built up Area 350.00 Sq Ft mortgagor:- 1) Sri Tushar Jagdish Tiwari

The reserve price for the property will be Rs.13,55,000/- (Rupees Thirteen Lakh Fifty Five Thousand only) and the earnest money deposit will be Rs.1,36,000/- (Rupees One Lakh Thirty Six Thousand only). The earnest money deposit shall be deposited on or before **20/06/2024** at 4.00PM

There are no known encumbrances on the above property as per the knowledge of the bank.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in common web portal – M/s C1 India Pvt. Ltd., Udyog Vihar, Phase - 2, Gulf Petrochem Building, Building No. 301, Gurgaon, Haryana. Pin-122015 Contact Person Mr. Bhavik Randya Mob.no.8866682937 (Contact No.+911244302020/21/22/23/24, support@bankeauctions.com; gujarat@c1india.com, or Canara Bank's website [www.canarabank.com](http://www.canarabank.com), or may contact Manager Canara Bank MANDVI. 919454267788/9491457391 during office hours on any working day.

Date: 31/05/2024

Place: Mumbai

For Canara Bank  
Authorised Officer  
CANARA BANK





**MANDVI**

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 31/05/2024**

1. **Name and Address of the Secured Creditor** : MANDVI BRANCH
- a) **Name and Address of the Borrower(s)** : Mr Tushar Jagdish Narayan Tiwari, Room No 03, Bhajiwala Chawl, Hanuman Nagar, P N Road, Bhandup, Mumbai-400078
2. **Property in the name of** : Mr Tushar Jagdish Narayan Tiwari
3. **Total liabilities as on** : Rs. 16,26,939.93 On 30/09/2019 future interest & other costs, expenses etc.
4. (a) **Mode of Auction** : Online (E-Auction)
- (b) **Details of Auction service provider** : M/s C1 India Pvt. Ltd  
Portal of E Auction: <https://www.bankeauctions.com>  
Contact Person Mr Bhavik Pandaya Mob no 8866682937  
(Contact No +911244302020/21/22/23/24  
support@bankeauctions.com| gujarat@c1india.com
- (c) **Date & Time of Auction** : 21/06/2024 & 11.00 AM to 1 30 PM
- (d) **Place of Auction** : Online (E-Auction)
5. (a) **Reserve Price & EMD AMT** : Rs.13,55,000/- (Rupees Thirteen Lakh Fifty Five Thousand only) and the earnest money deposit will be Rs.1,36,000/- (Rupees One Lakh Thirty Six Thousand only).
- (b) **EMD Date & Time** : 20/06/2024 & 10.30AM TO 4.00PM
6. **Other terms and conditions:**
  - a. **Details of Auction service provider** : 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 or Canara Bank's website [www.canarabank.com](http://www.canarabank.com).
  - b. The property can be inspected, with Prior Appointment with Authorised Officer, on 19/06/2024, Canara Bank MANDVI Branch between 11.00 am to 4.00 Pm.
  - 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.







- k. For sale proceeds of Rs. 50 Lacs (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.
- l. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- m. There is no encumbrance in the property to the knowledge of the bank. Successful bidder is liable to pay the Society/ Association dues , Municipal taxes/ Panchayat taxes/Electricity charge/water charge/ Other Charges, duties and taxes whatsoever, including outstanding, if any, in respect of and / or affecting the subject property.
- n. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- o. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Regional Office South Mumbai Cuffe parade maker tower or MANDVI 00210 Branch that, as a facilitating centre, shall make necessary arrangements.
- p. For further details contact Branch Manager, Canara Bank, MANDVI Mumbai Branch mobile 919454267788/9491457391) E-Mail- cb0210@canarabank.com OR the service provider M/s M/s C1 India Pvt Ltd, <https://www.bankeauctions.com> Udhog 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-8866682937 [support@bankeauctions.com](mailto:support@bankeauctions.com) 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: 31/05/2024

For Canara Bank  
  
Authorized Officer  
CANARA BANK