



COVERING LETTER TO SALE NOTICE

Ref.: SALE NOTICE/15017/USHMA/2024

Date: 25.04.2024

To

M/s. USHMA BHAVANJI KATIRA (BORROWER) 31 32 BRHAM JYOTI BUILDING THANE 400080

M/s. Mrs. NEETA NILESH KATIRA (co borrower)31 32 BRHAM JYOTI BUILDING THANE 400080.

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, Goregaon SME UM 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 **Canara Bank, Goregaon SME UM Goregaon East - 400063**

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,

कृते केनरा बँक
For Canara Bank

Authorised Officer/ Divisional Manager

Canara Bank

गोरेगाव (पूर्व) शाखा, मुंबई - 400063
Goregaon (East) II Branch, Mumbai - 400063.

ENCLOSURE – SALE NOTICE



(Auction Sale Notice for Sale of Immovable Properties)

CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)

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.

1. 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 Canara Bank GOREGAON EAST SME UM BRANCH Mumbai , will be sold on "As is where is", "As is what is", and " Whatever there is" on **29.05.2024** , for recovery of Rs. 1,07,17,350.86 /- as on 31.03.2024 plus interest and charges from 01.04.2024, due to the **Goregaon SME UM** Branch of Canara Bank from - **M/s USHMA BHAVANJI KATIRA 31 32 BRHAM JYOTI BUILDING THANE 400080 Mrs. NEETA NILESH KATIRA 31 32 BRHAM JYOTI BUILDING THANE 400080.**
2. The reserve price will be Rs. **RP: 11413800.00/- (ONE CRORE FOURTEEN LAKH THIRTEEN THOUSAND EIGHT HUNDRED ONLY)** and the earnest money deposit will be **Rs. 1141380 (ELEVEN LAKH FOURTY ONE THOUSAND THREE HUNDRED AND EIGHTY ONLY)** The Earnest Money Deposit shall be deposited on or before 05:00 PM 28.05.2024

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

SI No	Description of Property (In Detail)	Reserve Price	Earnest Money Deposit
1.	FLAT NO. 2202(WITH ONE CAR PARKING) A WING 22 ND FLOOR ASHWA PLATINUM CTS NO. 755(pt) of VILLAGE MULUND, PANDIT DEENDAYAL UPADHYAY MARG, MULUND WEST, MUMBAI – 400080. Area of property: 746 sq.ft Land marks: Dr. Rajendra Prasad road nr dumping garden dindayal upadhyay marg	RP: 11413800.00/- (ONE CRORE FOURTEEN LAKH THIRTEEN THOUSAND EIGHT HUNDRED ONLY)	Rs. 1141380 (ELEVEN LAKH FOURTY ONE THOUSAND THREE HUNDRED AND EIGHTY ONLY)

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 Divisional Manager Mr. YASHPAL SINGH contact No 9023977547 of GOREGAON EAST SME UM BRANCH Mumbai during office hour 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 Bhavik Pandya Mobile No 8866682937 support@bankeacutions.com; maharashtra@c1india.com, Support Mobile No 7291981124/25/26.

Date: 25.04.2024

Place: Mumbai

कृते केनरा बँक
For Canara Bank
Authorised Officer / Divisional Manager
CANARA BANK
गोरेगाव (पूर्व) II शाखा, मुंबई - 400080.
(East) II Branch, Mumbai



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 25.04.2024.

1.	Name and Address of the Secured Creditor	:	CANARA BANK, GOREGAON SSME UM HETALI BLESSINGS OFF. Aarey road goregaon east near udupi hotel - 400063
2.	Name and Address of Borrower(s) / Guarantor(s)	:	M/s. USHMA BHAVANJI KATIRA (BORROWER) 31 32 BRHAM JYOTI BUILDING THANE 400080 M/s. Mrs. NEETA NILESH KATIRA (co borrower)31 32 BRHAM JYOTI BUILDING THANE 400080.
3.	Total Liabilities as on 31.08.2023.	:	Rs. 1,07,17,350.86(and further interest, charges and other cost from 01.04.2024)
4.	a. Mode of Auction b. Details Auction Service Provider c. Date & Time of Auction	:	e – auction : : M/s. C1 India Pvt Ltd. 29.05.2024 (10.00 AM to 11.00 AM) (With unlimited extension of 5 min. duration each till the conclusion of the sale).
5.	Reserve Price	:	RP: 11413800.00/- (ONE CRORE FOURTEEN LAKH THIRTEEN THOUSAND EIGHT HUNDRED ONLY)

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 Authorised Officer 27.05.2024.
- 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 GOREGAON SME UM Branch Mumbai OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, GOREGAON SME UM Branch A/c Name: Canara Bank, A/c No 209272434, IFSC Code: CNRB0015017 on or before 05:00 PM of 28.05.2024
- Intending bidders may hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/s C1 India Pvt. Ltd., UdyogVihar, Phase-2, Gulf Petrochem building, Building No 301 Gurgaon Haryana Pin



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- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 05:00 PM of 28.05.2024, to Canara Bank, GOREGAON SME UM 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.
- g) 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 Gurgāon Haryana Pin 122015 Bhavik Pandya Mobile No 8866682937 support@bankeacutions.com; maharashtra@c1india.com, Support Mobile No 7291981124/25/26.
- h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies 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.
- j) 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.
- k) For sale proceeds of Rs. 50,00,000.00 (Rupees Fifty Lakhs Only) 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) Authorised 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 concerned Canara Bank, Circle Office or Regional office, Mumbai or **GOREGAON SME UM** branch who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Canara Bank Mumbai Regional Office North ,Kohinoor Bldg, II Floor, Opp. Siddhivinayak Mandir, Prabhadevi, Mumbai-400025, Email recoveryronorth@canarabank.com Ph No: +91 22 -24315847, may be contacted 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 Pincode –122015 Bhavik Pandya Mobile No 8866682937 support@bankeacutions.com; maharashtra@c1india.com, Support Mobile No 7291981124/25/26.

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: 25.04.2024

केनरा बैंक
For Canara Bank
Authorised Officer / ~~Divisional Manager~~
Goregaon (SME) Mumbai-400063
Canara Bank