

To,
M/S A Y Khatri
701, 7th Floor Building no 1
Mecca Tower 1ST Goutan lane
Opp. Post Office
S V Road ANDHERI WEST
Mumbai 400058

Dear Sir/Madam,

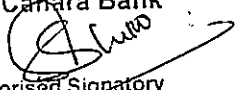
Sub: Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, Authorized Officer of Canara Bank 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 MCB BKC 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 (e-auction notice) being published in the NEWS paper, containing the 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 बैंक
For Canara Bank


Authorized Officer / Authorised Signatory
Canara Bank
फिन कॉर्पोरेट शाखा, मुंबई-51.
CORPORATE BR. MUMBAI-51.

Enclosure – Sale Notice





DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

<u>1</u>	Name and Address of the Secured Creditor	CANARA BANK, MCB BKC
<u>2</u>	Name and Address of the Borrowers /Guarantors	M/S A Y KHATRI 701, 7th Floor Building no 1 Mecca Tower 1 st Goutan Lane Opp Post Office S V Road Andheri West Mumbai 400058
<u>3</u>	Total liabilities as on 05-03-2021	INR 1,22,99,319.00 (RUPEES ONE CRORE TWENTY TWO LAKHS NINETY NINE THOUSAND THREE HUNDRED AND NINETEEN ONLY)
<u>4</u>	(a) Mode of Auction (b) Details of Auction Service Provider (c) Date & Time of e-auction (d) Place of E Auction	Online M/s Canbank Computer Services Ltd, Malleshwaram, Bangalore 560003 Contact No. 94806 91777, 88805 31165 ; Email address: eauction@ccsl.co.in 26-03-2021; between 10.30 AM and 11.30 AM Online
<u>5</u>	Reserve Price	INR 84,24,000/- (RUPEES ONE CRORE SEVENTY FIVE LAKHS EIGHTY EIGHT THOUSAND ONLY)

6. OTHER TERMS AND CONDITIONS

- Society pending dues to be borne by buyer of property.
- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://indianbankseauction.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 18-03-2021 and 22-03-2021 between 10.30 am and 5.00 pm.
- 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 MCB BKC Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, MCB BKC Branch, A/c No 55393170000017, IFSC Code SYNB0005539/CNRB0015539 on or before 24-03-2021 by 5.00 pm.
- Intending bidders shall hold a 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. Malleshwaram, Bangalore 560003, Contact No. 9480691777, 8880531165, email id: eauction@ccsl.co.in.
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 24/03/2021 by 5.00 pm, to Canara Bank, MCB BKC Branch e mail- cb15539@canarabank.com, Phone: 022-26427294/26427295, Mob-9869237229
- 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.

- i) The intending bidders should register their names at portal <https://indianbankseaction.com>. M/s Canbank Computer Services Ltd, Malleshwaram, Bangalore 560003, Contact No. 9480691777, 8880531165; E-mail address:eauction@ccsl.co.in
- j) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- k) 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.
- l) 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.
- m) For sale proceeds of Rs.50,00,000/- (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.
- n) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- o) There is no encumbrance in the property to the knowledge of the bank.
- p) Successful Bidder is liable to pay the Society/Association 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.
- q) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- r) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Regional office North Mumbai or Canara Bank, RAH PRABHA DEVI Branch who, as a facilitating centre, shall make necessary arrangements.

For further details contact


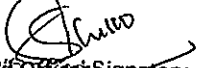
Shri Vijaykumar S Shetty , AGM OF CANARA BANK MCB BKC BRANCH, 022-26427294 9869237229
OR

M/s Canbank Computer Services Ltd, Malleshwaram, Bangalore 560003 Contact No. 9480691777,
8880531165;e-mail address : eauction@ccsl.co.in

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: 05/03/2021

 कृते केनरा बैंक
For Canara Bank

Authorized Officer Signatory
मिड. केनरा बैंक, मुंबई - 51.
EMD CORPORATE BR. MUMBAI-51.

