



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.

M/s Lalwani Grains Flat No. G 314 Sneha Nagar Indore Madhya Pradesh PIN-452001	Mr.Shailendra Lalwani 59 Scheme No.71 Gumastha Nagar Inodre Madhya Pradesh PIN- 452007
---	--

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/physical (Strike whichever is not applicable) possession of which has been taken by the Authorised Officer of Specialised ARM of the Canara Bank., will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on **28/12/2023** , for recovery of Rs. Rs. 3,12,82,301.87/- Three crore Twelve lakh Eighty Two thousand Three hundred One rupee & Eighty Seven paise) as on **09/11/2023**+further interest+other expenses (if any) due to the SPLSD ARM Branch Bhopal of Canara Bank from above mentioned Borrower (s)) and Guarantor(s).

The reserve price will be as under:

Details of security	Reserve Price	EMD amount								
Commercial Flat No M-01, Sahil Siddhi Vinayak Square, Plot No 2, Scheme No 47, Sapna Sangita Road Indore (MP) admeasuring super built up area is 1600 sqft. The mortgaged property is owned by Sri Shailendra Lalwani. Possession - Physical Boundaries are (as per deed); <table border="1"><tr><td>East</td><td>Other Building Situated at Plot No 3</td></tr><tr><td>West</td><td>Lobby then Prakoshta Kramank M-2</td></tr><tr><td>North</td><td>Prokoshta Kramank G-1 & G-2</td></tr><tr><td>South</td><td>M.O.S. then Plot No 46</td></tr></table>	East	Other Building Situated at Plot No 3	West	Lobby then Prakoshta Kramank M-2	North	Prokoshta Kramank G-1 & G-2	South	M.O.S. then Plot No 46	Rs.133.82 lakh	Rs.14.00 lakh
East	Other Building Situated at Plot No 3									
West	Lobby then Prakoshta Kramank M-2									
North	Prokoshta Kramank G-1 & G-2									
South	M.O.S. then Plot No 46									

The Earnest Money shall be deposited on or before **26/12/2023** by 5.00 PM.



For detailed terms and conditions of the sale please refer the link “E-Auction” provided in Canara Bank’s website (<https://www.canarabank.com>) or may contact Mr. Ranjan Kumar Pani, Chief Manager ,SPLSD ARM Bhopal, Canara Bank , Contact no. **8989014648 / 9993000127 / 8449087876 / 9137453982** during office hours on any working day.

Date **04/12/2023**
Place: Bhopal

Authorised Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 04/12/2023

1. Name and Address of the Secured Creditor: Canara Bank, SME Branch Bhopal
2. Name and Address of the Borrower(s)/ Guarantor(s):

M/s Lalwani Grains Flat No. G 314 Sneha Nagar Indore Madhya Pradesh PIN-452001	Mr.Shailendra Lalwani 59 Scheme No.71 Gumastha Nagar Inodre Madhya Pradesh PIN- 452007
---	--

3. Total liabilities as on: Rs.3,12,82,301.87/- as on 09/11/2023 + Interest+ Others Expenses
4. (a) Mode of Auction : E-auction
 (b) Details of Auction service provider :: M/s Can Bank Computer Services Limited (CCSL)
 (c) Date & Time of Auction: **28/12/2023**
 (d) Place of Auction: Online

5. Reserve Price and EMD amount

Details of security	Reserve price fixed*	Reserve price								
Commercial Flat No M-01, Sahil Siddhi Vinayak Square, Plot No 2, Scheme No 47, Sapna Sangita Road Indore (MP) admeasuring super built up area is 1600 sqft. The mortgaged property is owned by Sri Shailendra Lalwani. Boundaries are (as per deed); <table border="1" style="width: 100%; margin-top: 10px; border-collapse: collapse;"> <tr> <td style="width: 20%; padding: 2px;">East</td> <td style="padding: 2px;">Other Building Situated at Plot No 3</td> </tr> <tr> <td style="padding: 2px;">West</td> <td style="padding: 2px;">Lobby then Prakoshta Kramank M-2</td> </tr> <tr> <td style="padding: 2px;">North</td> <td style="padding: 2px;">Prokoshta Kramank G-1 & G-2</td> </tr> <tr> <td style="padding: 2px;">South</td> <td style="padding: 2px;">M.O.S. then Plot No 46</td> </tr> </table>	East	Other Building Situated at Plot No 3	West	Lobby then Prakoshta Kramank M-2	North	Prokoshta Kramank G-1 & G-2	South	M.O.S. then Plot No 46	Rs. 133.82 lakh	Rs. 14.00 lakh
East	Other Building Situated at Plot No 3									
West	Lobby then Prakoshta Kramank M-2									
North	Prokoshta Kramank G-1 & G-2									
South	M.O.S. then Plot No 46									

6. Last date of submission of EMD :: **26/12/2023** (latest by 5:30 PM)

7. Other terms and conditions:

a) Auction/bidding shall be only through “Online Electronic Bidding” through the website <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>). 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 on any working day between 10:00AM and 5:00 PM with Prior permission from Branch Manager of Specialised ARM Branch OR Authorised Officer of the Bank.

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) For downloading further details, Process, Compliance and terms & conditions, Please visit :

a. <https://www.canarabank.com>, b. website address of our e-Auction service provider:-
<https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>

Bidder may visit <https://www.ibapi.in> where “Guidelines” for bidders are available with educational videos. Bidders have to complete following formalities well in Advance:

Step 1: Bidder/purchaser Registration: Bidder to register on e-auction Platform (link given above) using his mobile number and email id

Step 2: KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days).

Step 3: Transfer of EMD amount to Bidder Global EMD Wallet: Online/off-line transfer of fund using NEFT/Transfer, using challan generated on e-Auction Platform.

Step 4: Bidding Process and Auction Results: Interested Registered Bidders can bid online on e-Auction Platform after completing Step 1 , 2 and 3.

Please note that Step 1 to 3 should be completed by bidder well in advance, before e-Auction date.

Indenting bidders shall hold a valid digital signature certificate and email address.

Bids shall be submitted through online procedure only.

e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **26/12/2023 3:00 PM**, to **Canara Bank, Specialised ARM Branch**, by hand or by email.

- i) 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) **Auction price to be submitted shall be above the Reserve Price, as mentioned above.** Bidders shall improve their offers in multiples of Rs. 10000/- (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 10000 as incremental value). 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.

- g)** 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.
- h)** For sale proceeds of Rs. 50,00,000/- (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.
- i)** All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- j)** Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- k)** In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach our Circle office Bhopal or Korba branch that, as a facilitating centre, shall make necessary arrangements.
- l)** For detailed terms and conditions of the sale please refer the link “E-Auction” provided in Canara Bank’s website (<https://www.canarabank.com>) or may contact Mr. Ranjan Kumar Pani, Chief Manager ,SPLSD ARM Bhopal, Canara Bank , Contact no. **8989014648 / 9993000127 / 8449087876 / 9137453982** during office hours on any working day

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.

Date : 04/12/2023
Place : Bhopal

Authorised Officer
CANARA BANK