



(A GOVERNMENT OF INDIA UNDERTAKING)

URAN MORA BRANCH

REF:RO:RECOVERY:SARFAESI-EA:SC:158/2023-24

DATE:27/10/2023

Mr Bhupinder Motiram Gharat
Shop No 897/1 897/2 Surekha Apartment
Ground Floor Mothe Nagaon
TQ Uran Distt Raigad 400702

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 URAN MORA 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, URAN MORA **Branch Mumbai** 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 30 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
FOR CANARA BANK
Nilesh Korlekar

AUTHORIZED OFFICER
CANARA BANK

ENCLOSURE – SALE NOTICE

CC: 1. Mr Bhupinder Motiram Gharat, Amalgamated Shop No 2 & 3, Ground Floor, Building Name “Jay Ganesh Co-op Housing Society Ltd”, Survey No 33B&33C of Village Mothe Nagaon, Near Warikh Aali, Nagaon, Taluka Uran, Distt Raigad 400702
2. Mr Nilesh Korlekar (Guarantor), B/301 2nd Floor Surekha Aptt Mothe Nagaon Tal Uran Dist Raigad 400702



URAN MORA BRANCH

(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

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 ,URAN MORA **Branch** of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **30/11/2023**, for recovery of **Rs.22,03,379.13/-** (Rupees Twenty Two Lakhs Three Thousand Three Hundred Seventy Nine and Paise Thirteen Only) plus further interest thereon from 30/12/2022 along with suit expenses and other charge due to the,URAN MORA **Branch** of Canara Bank from **1. Mr Bhupinder Motiram Gharat (Borrower & Mortgagor)**

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

All that piece and Parcel of immovable property situated at Commercial Shop No 2&3 Ground Floor Jay Ganesh CHS Ltd Surekha Apartment Survey No 33C &33B Nagaon Taluka Uran Distt Raigad 400702 standing in the name of Mr Bhupinder Motiram Gharat

The reserve price for the property will be Rs.77,01,000/- (Rupees Seventy Seven Lakh One Thousand Only) and the earnest money deposit will be Rs.7,70,000/- (Rupees Seven Lakh Seventy Thousand only). The earnest money deposit shall be deposited on or before 29/11/2023 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 Panaya Mob.no.8866682937 (Contact No.+911244302020/21/22/23/24, support@bankeauctions.com; gujarat@c1india.com , or may contact Manager Canara Bank URAN MORA Branch, Cell No. 9199965871 ,9491457391 During office hours on any working day.

Date: 27/10/2023
Place: Mumbai

FOR CANARA BANK
Nipet Jayare
Authorised Officer
Authorised Officer
CANARA BANK



URAN MORA BRANCH

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 27/10/2023

Name and Address of the Secured Creditor: Mumbai URAN MORA Branch,
Mob 9199965871 , 9491457391

1. Name and Address of the Borrower(s) : Mr Bhupinder Motiram Gharat, Shop No 897/1 897/2
Surekha Apartment Ground Floor Mothe NAGAon TQ Uran Distt Raigad 400702
2. Property in the name of : Mr. Bhupinder Motiram Gharat
3. Total liabilities as on : 30/12/2022 , **Rs.22,03,379.13/-** + 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 PandyaMob.no.8866682937
(Contact No.+911244302020/21/22/23/24,
support@bankeauctions.com; gujarat@c1india.com
- (c) Date & Time of Auction : 30/11/2023 & 11.00 AM to 1.30 PM
- (d) Place of Auction : Online (E-Auction)
5. (a) Reserve Price & EMD AMT : **Rs.77,01,000/- (Rupees Seventy Seven Lakh One Thousand Only) and the earnest money deposit will be Rs.7,70,000/- (Rupees Seven Lakh Seventy Thousand only).**
(b) EMD Date & Time : **29/11/2023& 10.30 AM TO 4.00PM**

6. Other terms and conditions:

- a. 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.
- b. The property can be inspected, with Prior Appointment with Authorised Officer, on **28/11/2023**, Canara Bank;URAN MORA 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.
- d. EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, **Canara BankURAN MORA Branch** or shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Name – **CANARA BANK URAN MORA BRANCH A/C No 209272434, IFSC Code: CNRB0015211 on or before 29/11/2023 at 4.00pm**
- e. 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 Regional Office,



Cuff parade or URA N MORA Branch who, as a facilitating centre, shall make necessary arrangements

- f. 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 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 Gujarat@c1india.com, Email: support@bankeauctions.com).. Immediately on the same date of payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature).
- g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **29/11/2023 at 4.00 pm**, to Mumbai URA N MORA Branch, Mob 9199965871 ,9491457391 by hand or by email:cb15211@canarabank.com
- 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.
- h. 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 8866682937 Email: gujarat@c1india.com, support@bankeauctions.com).
- i. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- j. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs 10,000 (The amount can be decided by the Authorized 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.
- k. 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.
- l. **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.**



- m. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- n. 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.
- o. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- p. 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 or Mumbai URAN MORA Branch** that, as a facilitating centre, shall make necessary arrangements.
- q. For further details contact Branch Manager, **Canara Bank,URAN MORA Branch** (mobile 9199965871 ,949145739) e-mail id cb15211@canarabank.com OR the service provider 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 Gujarat@c1india.com, Email: 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: 27/10/2023

For CANARA BANK
Nilesh Sahare
Authorised Officer
Authorised Officer
CANARA BANK