केनरा बैंक Canara Bank

AKOLA II Branch
DamleWadi,NearSantoshi Mata Mandir,
Akola 444001

दूरभाष/Tel: Mobile9423683821
ई - मेल/e-mail:.cb15110@canarabank.com

Ref. No. 301/2021/NRO-II/REC

Date: 27.10.2021

To,

(1) SHRI VILAS SHRIRAM SURADKAR (Borrower),
RBI 721/B, 40 BLOCK, LIMPUS CLUB,
BHUSAWAL, MAHARASHTRA - 425201

(2) SHRI VILAS SHRIRAM SURADKAR (Borrower)
Flat No 402, 4Th Floor,PuspaMangal Residency,
Plot no 30, S No 7/2-A/B,MoujeKhadki,OppBalaji Convent,
Near Shiskshak Colony,Taluka & District Akola 444001

(3) SHRI AMIT BHARAT WAGH (Guarantor),
FLAT NO 301 MOURYA RESIDENCY, BEHIND CEMENT GODOWN,
MALKAPUR, AKOLA 444001

(4) SHRI AMIT BHARAT WAGH (Guarantor),
'Pushpakplaza' Sufalkrupa, Congress Nagar
Maha E Seva Kendra, Malkapur Akola - 444001

By Regd. Post AD

Dear Sir,

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, **AKOLA II** branch 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 **AKOLA II** Branch 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 thereunder, 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.

कृते केनरा बैंक / For CANARA BANK

Yours faithfully,

प्राधिकृत अधिकारी/Authorised Officer

Authorised Officer
Canara Bank

ENCLOSURE - SALE NOTICE

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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 physical possession of which has been taken by the Authorised Officer of **Akola II Branch** of the Canara Bank., will be sold on "As is where is", "As is what is" and " Whatever there is" on 29.11.2021 for recovery of **Rs 11,24,874.18/- (Rupees Eleven Lakhs Twenty four Thousand Eight Hundred Seventy four And Eighteen Paise Only) is due along with interest and costs etc thereon** to the **Akola II Branch** of Canara Bank from (1)**SHRI VILAS SHRIRAM SURADKAR (Borrower) &(2)SHRI AMIT BHARAT WAGH (Guarantor)**

DETAILS OF PROPERTY

| Details & Full Description of the immovable properties with known encumbrances, if any | Reserve Price | Earnest Money Deposit (EMD) |
|---|---|---|
| All that part and parcel of Residential Flat No 402 on 4th Floor of PushpaMangal Residency having super built up area 65.55 sqmtrs and undivided share of land 18.66 Sq. Mtrs. inPlot No 30,Filed Survey No 7/2/A/B,Mouje KhadkiBk, Opposite Balaji Convent,Near Shikshak Colony,Taluka& District Akola owned by Mr. Vilas Shriaram Suradkarand bounded as under -<br>East : Plot No 39<br>West : Flat No 401<br>North : Road<br>South : Plot No 31 | Rs. 8,60,000/- (Rupees Eight Lakhs Sixty Thousand Only) | Rs. 86,000/- (Rupees Eighty six Thousand 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 **Branch Manager, AKOLA II Branch, Canara Bank, Mobile 9423683821**during office hours on any working day.

Portal of E-Auction: https://indianbankseauction.com

कृते केनरा बैंक/For CANARA BANK

प्राधिकृत अधिकारी/Authorised Officer
AUTHORISED OFFICER
CANARA BANK

Date: 27.10.2021
Place: AKOLA II

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## DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 27.10.2021

| | |
|---|---|
| 1.Name and Address of the Secured Creditor | :Akola II Branch, Canara Bank, DamleWadi,NearSantoshi Mata Mandir, Akola 444001 |
| 2. Name and Address of the Borrower(s)/ Guarantor(s): | (1) SHRI VILAS SHRIRAM SURADKAR (Borrower), RBI 721/B,40 BLOCK,LIMPUS CLUB, BHUSAWAL,MAHARASHTRA,425201<br><br>(2 )SHRI VILAS SHRIRAM SURADKAR (Borrower) Flat No 402 4Th Floor, PuspaMangal Residency, Plot no 30,S No 7/2-A/B,MoujeKhadki,OppBalaji Convent,near Shiskshak Colony,Taluka& District Akola 444001<br><br>(3) SHRI AMIT BHARAT WAGH (Guarantor), FLAT NO 301 MOURYA RESIDENCY,BEHIND CEMENT GODOWN,MALKAPUR,AKOLA 444001<br><br>(4) SHRI AMIT BHARAT WAGH (Guarantor), 'Pushpakplaza' Sufalkrupa, Congress Nagar, Maha E Seva Kendra, Malkapur Akola - 444001 |
| 3. Total liabilities as on 27.10.2021: | Rs 11,24,874.18/- (Rupees Eleven Lakhs Twenty four Thousand Eight Hundred Seventy four And Eighteen Paise Only) |
| 4. (A) Mode of Auction: | Online e-Auction. |
| (b) Details of Auction service provider: | https://indianbankseauction.com |
| (c) Date & Time of Auction: | 29.11.2021 at 11:30 P.M. TO 1:30 P.M. |
| (d)Portal of E-Auction: | https://indianbankseauction.com |
| 5. Reserve Price: | Rs. 8,60,000/- (Rs. Eight Lakhs Sixty Thousand Only) |

## OTHER TERMS AND CONDITIONS

a) 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.

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b) The property can be inspected, with Prior Appointment with Authorised Officer, on **18.11.2021 between 11.00 A.M. to 4.00 P.M.**

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 Bank, Akola II Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Canara Bank, Regional Office, A/c No 6951296000001 IFSC Code: CNRB0006951 on or before 26.11.2021 till 4:00 pm.**

e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details **on or before 26.11.2021 before 5:00 PM, to Canara Bank, Akola II 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.

f) The intending bidders should register their names at portal https://indianbankseauction.comand get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider **M/S CANBANK COMPUTER SERVICES LTD.contact-9480691777/8880531165/080-23469661/62/64/65**

g) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

h) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.10,000/- (Rupees Ten Thousands Only)**. 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.

i) 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.

**j) For sale proceeds of Rs. 50 (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.**

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k) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

l) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

m) The intending bidders are kindly requested to visit the property and ascertain the exact location, extent of property and nature of property and also make their own independent inquiries and legal due diligence to satisfy themselves regarding the encumbrances, if any, the title of the properties, physical extent, statutory approvals, claim/rights/dues affecting the property including statutory liabilities prior to submission of bids. Authorized officer or the bank shall not be responsible for any discrepancy, charge, lien, encumbrances pertaining to property or any other dues to the Government or anyone else in respect of the said properties.

n) The sale certificate shall be issued in the same name in which the bid is submitted.

o) On the receipt of sale certificate, the purchaser shall take all necessary steps and make arrangement for registration of the property. All charges for conveyance, the existing and future statutory dues, if any payable by the borrower, stamp duty and registration charges etc. as applicable shall be borne by the successful bidder only. The purchaser is liable to incur the dues of the local government/other dues payable to the government if any, informed subsequently.

q) 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 Regional Office - II, Nagpur or Akola II branch** who, as a facilitating centre, shall make necessary arrangements.

p) For further details contact **Branch Manager Canara Bank, Akola II branch (Mobile**9423683821) OR the service provider **M/S CANBANK COMPUTER SERVICES LTD.contact-9480691777/8880531165/080-23469661/62/64/65**

q)The detailed terms and conditions are also available in the link "E-Auction" provided in the Canara Bank's website(www.canarabank.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.

AKOLA