

<Dial 18002666868> <Wear Masks, Stay Safe>



RM007962241IN IVR:8277007962241
RL PANVEL CITY S.O <410206>
Counter No:1,13/07/2023,11:24
To:ROSHAN KACHAR,KALAMBOLI
PIN:410218, Kalamboli Node S.O
From:CANARA BANK,SURAJ MADHAV SOC
Wt:30gms
Amt:30.00(Cash)

<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>



RM007962255IN IVR:8277007962255
RL PANVEL CITY S.O <410206>
Counter No:1,13/07/2023,11:24
To:ARUN NARESH PATIL, PANVEL
PIN:410210, Kharchar S.O
From:CANARA BANK,SURAJ MADHAV SOC
Wt:30gms
Amt:30.00(Cash)

<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>



RM007962269IN IVR:8277007962269
RL PANVEL CITY S.O <410206>
Counter No:1,13/07/2023,11:24
To:ARUN NARESH PATIL, PANVEL
PIN:410206, Panvel H.O
From:CANARA BANK,SURAJ MADHAV SOC
Wt:30gms
Amt:30.00(Cash)

<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>



RM007962238IN IVR:8277007962238
RL PANVEL CITY S.O <410206>
Counter No:1,13/07/2023,11:24
To:ROSHAN KACHAR PATIL,PANVEL
PIN:410206, Panvel H.O
From:CANARA BANK,SURAJ MADHAV SOC
Wt:30gms
Amt:30.00(Cash)



(A GOVERNMENT OF INDIA UNDERTAKING)

PANVEL

Mr. Arun Naresh Patil,
22 Vakadi, Near Marathi School
Taluka Panvel, Distt Raigad 410210
Dist Thane 421302.

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 **Panvel 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, **PANVEL Branch** 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

कुते केनरा बैंक
Yours faithfully,
For CANARA BANK

मुख्य अधिकारी
AUTHORISED OFFICER
CANARA BANK

CC:- 1. Mr Roshan Kacher Patil, H No 490, Patil Galli, Kalamboli, Taluka panvel, Distt Raigad 410218.

2. Mr Arun Naresh Patil, Office No 6, 1st Floor, A Wing, Building Name Yashokiran Co-operative Housing Society Limited, HOC Colony, Lokhandipada, Savarkar Chowk, Old Panvel, Navi Mumbai 410206.

3. Mr Roshan Kacher Patil, Office No 6, 1st Floor, A Wing, Building Name Yashokiran Co-operative Housing Society Limited, HOC Colony, Lokhandipada, Savarkar Chowk, Old Panvel, Navi Mumbai 410206.



PANVEL
(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 , **PANVEL Branch** of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on **14/08/2023**, for recovery of **Rs. 7,93,383.34/- (Rupees Seven Lakhs Ninety Three Thousand Three Hundred Eighty Three and paise Thirty Four Only)** plus further interest thereon from **31/07/2022** along with suit expenses and other charge due to the, **PANVEL Branch** of Canara Bank from **1. Mr. Arun Naresh Patil 2. Mr Roshan Kacher Patil.**

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

All that part and parcel of Office No 6, 1st Floor 'A' Wing Building Name "Yashokiran Co-operative Housing Society Limited", HOC Colony, Lokhandipada, Savarkarchowk, Old Panvel, Navi Mumbai 410206, extent of Built up area 196 sq ft . Mortgagor name **Shri Arun Naresh Patil & Shri Roshan Kacher Patil.**

The reserve price for the property will be **Rs.19,49,000/- (Rupees Nineteen Lakhs Forty Nine Thousand Only)** and the earnest money deposit will be **Rs.1,95,000/- (Rupees One Lakh Ninety Five Thousand Only)**. The earnest money deposit shall be deposited on or before **10/08/2023 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 Canbank Computer Services Ltd(CCSL) No 218, J P Royale, 1st Floor Sampige Road, Malleswaram, Bangalore-560003 -website- www.ccsl.co.in and <https://indianbankseaction.com> contact person Mr. Sathianatha K M /Ramesh T H 09480691777,8880531165 – Land line 080-23469661/62/64/65 email: ccsleaction@gmail.com or eauction@ccsl.co.in; or Canara Bank's website www.canarabank.com , or may contact Manager Canara Bank **PANVEL**. 8169258985/9491457391/. during office hours on any working day.

Date: 10/07/2023

Place: Mumbai

कृते केनरा बैंक
For CANARA BANK
मुख्य प्रबंधक / Authorised Officer, Manager
खारघर, नवी मुंबई 410 210.
Kharchar, Navi Mumbai-410210.



PANVEL

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 10/07/2023

1. Name and Address of the Secured Creditor : PANVEL
- a) Name and Address of the Borrower(s) : Mr. Arun Naresh patil & Mr Roshan Kacher Patil, Office No 6, 1st Floor A Wing Building Name Yashokiran Co-operative Housing Society Limited, HOC Colony, Lokhandipada, Savarkar Chowk, Old Panvel, Navi Mumbai 410206.
2. Property in the name of : Mr. Arun Naresh patil & Mr Roshan Kacher Patil
3. Total liabilities as on : Rs. 7,93,383.34 ON 31/07/2022 future interest & other costs, expenses etc.
4. (a) Mode of Auction : Online (E-Auction)
- (b) Details of Auction service provider : M/S Canbank Computer Service Ltd, No .218, J P Royale 1st Floor, Sampige Road Malleswaram, Bangalore Pin 560003, Contact person Mr. Pakhare D D , Mr. Ramesh T H, Mobile No 09480691777, 08553643144. E-mail Id: eauction@ccsl.co.in.
- (c) Date & Time of Auction : 14/08/2023 & 11.00 AM to 1.30 PM
- (d) Place of Auction : Online (E-Auction)
5. (a) Reserve Price & EMD AMT : Rs.19,49,000/- (Rupees Nineteen Lakhs Forty Nine Thousand Only) and the earnest money deposit will be Rs.1,95,000/- (Rupees One Lakh Ninety Five Thousand Only)
- (b) EMD Date & Time : 10/08/2023 & 10.30AM TO 4.00PM
6. Other terms and conditions:
 - a. Details of Auction service provider : M/s Canbank Computer Services Ltd., J P Royale, 1st Floor 218, 2nd Main, Sampige Road, (Near 14th Cross) Malleswaram, Bangalore-560003 -website- www.ccsl.co.in and <https://indianbankseaction.com> contact person Mr. Pratap Kanjilal/ Mr. D D Pakhare – MOB:9832952602/8898418010 Land line 080-23469665 email: ccsleauction@gmail.com or ccsl@ccsl.co.in or Canara Bank's website www.canarabank.com.
 - b. The property can be inspected, with Prior Appointment with Authorised Officer, on 09/08/2023, Canara Bank PANVEL 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 Bank PANVEL Branch** or shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Name – **CANARA BANK PANVEL A/C No 209272434, IFSC Code: CNRB0015210** on or before **10/08/2023 at 4.00pm**
- e. 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, 9832952602/8898418010 Land Line 080-23469665; email: eauction@ccsl.co.in. 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).
- f. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **10/08/2023 at 4.00 pm**, to **CANARA BANK PANVEL (15210)** mob 8169258985/ 9491457391 by hand or by email:cb15210@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.
 - v) The intending bidders should register their names at portal: <https://www.indianbankseauction.com>. Of M/s CANBANK COMPUTER SERVICE LTD, No .218, J P Royale 1st Floor, Sampige Road Malleshwaram Bangalore Pin 560003 Contact person Mr. Pakhare D D , Mr. Ramesh T H, Mobile No 09480691777, 8880531165, mail: eauction@ccsl.co.in
- 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 (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.
- 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.



- j. 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.
- k. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- l. 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.
- m. Authorized 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 Regional Office **South Mumbai Cuffe parade maker tower or PANVEL Branch (DP 15210)** that, as a facilitating centre, shall make necessary arrangements.
- o. For further details contact Branch Manager, **Canara Bank, PANVEL Mumbai Branch** mobile 8169258985/ 9491457391) E-Mail- **cb15210@canarabank.com** OR the service provider M/s CANBANK COMPUTER SERVICE LTD, No .218, J P Royale 1st Floor, Sampige Road Malleswaram, Bangalore Contact person Mr. Pakhare D D, Mr. Ramesh T H, Mobile No 09480691777, 08553643144,8880531165, email: **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: 10/07/2023

कृत कनरा बैंक
For CANARA BANK
मुख्य प्रबंधक / Branch Manager
खारघर, नवी मुंबई - 401 210.
Kharghar, Navi Mumbai-410210.