

(Government of India Undertaking)
ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX
1st FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)
Email: cb5208@canarabank.com Phone – 020-25511034

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 Symbolic Possession of which has been taken by the Authorized Officer of Asset Recovery Management Branch, Canara Bank, 2nd Floor, 1259, Renuka Complex, J M Road, Deccan Gymkhana, Pune - 411004, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **27.09.2023** for recovery of Rs.21,31,26,237.28 (Rupees Twenty One Crore Thirty One Lakhs Twenty Six Thousand Two Hundred Thirty Seven and Paise Twenty Eight Only) as on 30.06.2023 plus further interest and charges due to the ARM branch, Pune of Canara Bank from **M/s Mantras Green Resources Ltd.** at Plot No. A-9, bearing 1st Floor Hall situated at Village Satpur Industrial Area in the Nashik Industrial Co. Op. Estate Ltd. (NICE) Satpur, Nashik-422007 represented by its directors and guarantors Mr. Umesh Kumar Sharma, Mrs Kiran Umesh Sharma and Mrs. Krishta Prashant Kirve.

The details and full description of the property and reserve price, earnest money deposit, date of deposit of earnest money is as under:

S N	Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
1	Commercial Office at Plot No. A-9, bearing 1st Floor Hall situated at Village Satpur Industrial Area in the Nashik Industrial Co. Op. Estate Ltd. (NICE) measuring carpet area 441.73 Sq. mtrie. 574.25 sqmtrs (built up area) in the name of M/s Mantras Green Resources Ltd.	Rs. 3,73,00,000/- (Rupees Three Crore Seventy Three Lakhs Only)	Rs. 37,30,000/- (Rupees Thirty Seven Lakhs Thirty Thousand Only) 26.09.2023 till 05.00 PM	Not Known
2	Flat No. 5 admeasuring 68.00 sqmtr (Built up), on the "stilt" first floor, of the building Shantikunj Apartment bearing municipal house no. 702/0480/SK/005, constructed on all that piece and parcel of NA land bearing plot no 146, survey no. 712/2A +2D/146, situated at village Nashik, near police station, D'souza Colony, College Road, Nashik in the name of Mr. Umesh Kumar Sharma and Mrs. Kiran Umesh Kumar Sharma.	Rs. 34,00,000/- (Rupees Thirty Four Lakhs Only)	Rs. 3,40,000/- (Rupees Three Lakhs Forty Thousand Only) 26.09.2023 till 05.00 PM	Not Known

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S N	Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
3	Flat No. 901, 9th Floor & 1001 on 10th Floor, total admeasuring carpet area 138.93 sqmtr with terrace area of 81.76 sqmtrs and along with 2 car parking in Building under construction to be known as "Air View CHS Ltd" situated at Manda Patkar Road, Vile Parle (East), Mumbai 400057 constructed on the leasehold plot of land bearing O.P. No. 301 and F.P Plot No. 322, C.T.S. Nos. 1771 and 1798 in the name of M/s Mantras Green Resources Ltd.	Rs. 7,38,00,000/- (Rupees Seven Crore Thirty Eight Lakhs Only)	Rs. 73,80,000/- (Rupees Seventy Three Lakhs Eighty Thousand Only) 26.09.2023 till 05.00 PM	Not Known

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 Chief Manager Canara Bank, ARM branch, 1259, Deccan Gymkhana, Renuka Complex, 1st floor, Jangli Maharaj Road, Pune – 411004. Phone No. 020-25511034, +91 8797280991, +91 9811847413 during office hours on any working day.

Date: 19.08.2023
Place: Pune

AUTHORISED OFFICER
CANARA BANK

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3 DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1.	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch, 1259, 1 st Floor, Renuka Complex, J M Road, Deccan Gymkhana, Pune- 411 004
2.	Name and Address of the Borrowers and Guarantors	M/s Mantras Green Resources Ltd. (Borrower) At Plot No. A-9, bearing 1st Floor Hall situated at Village Satpur Industrial Area in the Nashik Industrial Co. Op. Estate Ltd. (NICE) Satpur, Nashik-422007 Mr. Umesh Kumar Sharma (Guarantor) Flat No. 5, Shantikunj Apartment situated at Village Nashik, Near Police station, D'souza Colony, College Road, Nashik- 422005 Mrs Kiran Umesh Sharma (Guarantor) Flat No. 5, Shantikunj Apartment situated at Village Nashik, Near Police station, D'souza Colony, College Road, Nashik- 422005 Mrs. Krishta Prashant Kirve (Guarantor) 203, Suraj Park Co-Operative Housing Society, Kharegaon, Near Myuresh Par, Kalwa, Thane- 400605
3.	Total liabilities as on 30.06.2023	Rs.21,31,26,237.28 (Rupees Twenty One Crore Thirty One Lakhs Twenty Six Thousand Two Hundred Thirty Seven and Paise Twenty Eight Only) Plus further interest and charges thereon
4.	(a) Mode of Auction	E-auction
	(b) Details of Auction service provider	M/s Canbank Computer Services Ltd through website: https://www.indianbankseauction.com
	(c) Date and Time of Auction	27.09.2023 at 12:00 pm to 1:00 pm with unlimited extension of 5 mins each
	(d) Place of Auction	Online

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5. The reserve price, earnest money deposit, date of deposit of earnest money and details and full description of the immovable property is as under:

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6. Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseauction.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, as on **21.08.2023 to 25.08.2023** between **11.00 AM to 03.00 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 i.e. 10 % of the Reserve Price is to be deposited by way of Demand Draft in favour of Authorized Officer, Canara Bank, ARM branch, Pune OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Pune A/c No. 209272434 IFSC Code: CNRB0005208 on or before **26.09.2023 by 5.00 p.m.**
- 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, 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near-Market, Malleshwaram, Bengaluru, Karnataka 560003, Email- ccsleauktion@gmail.com; eauction@ccsl.co.in Contact No. +91 94806 91777, +91 88805 31165, +91 88984 18010
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **26.09.2023 by 05.00 PM** to Canara Bank, Asset Recovery Management Branch, 1259, Renuka complex, 1st Floor, J M Road, Deccan Gymkhan, Pune-411004 by hand or by email at cb5208@canarabank.com.
 - 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.
- g) The intending bidders should register their names at portal <https://www.indianbankseauction.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. Canbank Computer Services Ltd, 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near-Market, Malleshwaram, Bengaluru, Karnataka 560003, Email- ccsleauktion@gmail.com; eauction@ccsl.co.in Contact No. +91 94806 91777, +91 88805 31165, +91 88984 18010
- h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 1,00,000.00 (Rs. One Lakh 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.

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- j) 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.
- k) For sale proceeds of Rs. 50 Lakh (Rupees Fifty Lakh) 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.
- l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- m) Authorised 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 Canara Bank, Asset Recovery Management Branch, 1259, Renuka Complex, 2nd Floor, J M Road, Deccan Gymkhana, Pune- 411004 who, as a facilitating centre, shall make necessary arrangements.
- o) For further details **contact Canara Bank, Asset Recovery Management Branch, Deccan Gymkhana, Pune** (Ph. No. 020-25511034, +91 8797280991, +91 9811847413) E-mail id: cb5208@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.

Place: Pune
Date:19.08.2023

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