केनरा बैंक Canara Bank

Syndicate

Canara Bank; Regional Office, First floor Chandak Bhavan, North Ambazari Road, Shankar Nagar Square, Nagpur-440010 Ph: 0712 - 2559750 e-Mail - recoveryrongp@canarabank.com

CANARA BANK

COVERING LETTER TO SALE NOTICE

Ref: RONGP/SALE/SARFAESI/GANDHINAGAR/SABRI DAL Date: 05.03.2025

To,

1. M/s. Sabri Dal Udyog .....(Borrower)
   Registered Address: Khasra No. 269, P.H. No. 51,
   Mauja – Patansaongi, Veltur Road, After railway Crossing,
   Tahsil Saoner, District Nagpur, Maharashtra – 441113

2. Sri Umar Taj Mohammad Sheikh .....(Partner/Guarantor)
   Address: Plot No. 288, Sabji Manzil,
   Hiwari Layout, Uday Nagar, Padole Nagar,
   District Nagpur, Maharashtra – 440008

3. Sri Noor Mohammad Taj Mohammad Sheikh .....(Partner/Guarantor)
   Address: Plot No. 288, Sabji Manzil,
   Hiwari Layout, Uday Nagar, Padole Nagar,
   District Nagpur, Maharashtra – 440008

Dear Sir/Madam,

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, NAGPUR GANDHINAGAR 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 NAGPUR GANDHINAGAR 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 there under, 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.

Yours faithfully,

कृते केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
क्षेत्रीय कार्यालय, नागपुर-440010
Regional Office, Nagpur-440010

Authorised Officer
Canara Bank

ENCLOSURE - SALE NOTICE

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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 under Rule 8(6) and 9 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 **Gandhi Nagar Branch** of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **24.03.2025** for recovery of **Rs. 6,06,00,875.94 (Rupees Six Crore Six Lakh Eight Hundred Seventy Five and Ninety Four Paise only) as on 28.02.2025** + Interest applicable and other charges thereon due to the Gandhi Nagar Branch of Canara Bank from **1.M/s. Sabri Dal Udyog (Borrower) 2.Sri Umar Taj Mohammad Sheikh (Partner/Guarantor) 3.Sri Noor Mohammad Taj Mohammad Sheikh (Partner/Guarantor).**

The reserve price will be **Rs. 3,71,32,000/- [Rupees Three Crores Seventy One Lacs and Thirty Two Thousands only]** and the earnest money deposit will be **Rs. 37,13,200/- [Rupees Thirty Seven Lakh Thirteen Thousand and Two Hundred only].**

The Earnest Money Deposit shall be deposited on or before **21.03.2025 before 5 pm.**

DETAILS OF PROPERTY

Land and Building at Khasra No. 269, P.H. No. 51, At Mouza – Patansawangi, Tahsil Saoner and District Nagpur, Maharashtra (India) – 441113, admeasuring about 4418.378 Sq.Mtr. and is bounded as under :

Towards East : Survey No. 268
Towards West : Survey No. 269 Part
Towards North : 24.00 Mtr Wide Road
Towards South : Survey No. 264

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in common web portal - M/s PSB Alliance (Baanknet), Contact No. 8291220220, support.baanknet@psballiance.com; https://baanknet.com/ or may contact Manager Nagpur Gandhi Nagar of Canara Bank- (Contact No. 7774069649, 7774022695, 9403780426) during office hours on any working day.

कृते केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
क्षेत्रीय कार्यालय, नागपूर-४४००१० / Regional Office, Nagpur-440010

Date: 05.03.2025
Place: NAGPUR

AUTHORISED OFFICER
CANARA BANK

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Syndicate

Canara Bank, Regional Office, First floor Chandak Bhavan, North Ambazari Road, Shankar Nagar Square, Nagpur-440010 Ph: 0712 - 2559750 e-Mail - recoveryrongp@canarabank.com

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 04.03.2025

1. Name and Address of the Secured Creditor: Gandhi Nagar Branch, Nagpur

2. Name and Address of the Borrower(s)/ Guarantor(s):

1. **M/s. Sabri Dal Udyog** **.....(Borrower)**

Registered Address : Khasra No. 269, P.H. No. 51,
Mauja – Patansaongi, Veltur Road, After railway Crossing,
Tahsil Saoner, District Nagpur, Maharashtra – 441113

2. **Sri Umar Taj Mohammad Sheikh** **.....(Partner/Guarantor)**
Address : Plot No. 288, Sabji Manzil,
Hiwari Layout, Uday Nagar, Padole Nagar,
District Nagpur, Maharashtra – 440008

3. **Sri Noor Mohammad Taj Mohammad Sheikh** **.....(Partner/Guarantor)**
Address : Plot No. 288, Sabji Manzil,
Hiwari Layout, Uday Nagar, Padole Nagar,
District Nagpur, Maharashtra – 440008

3. Total liabilities as on 28.02.2025: **Rs. 6,06,00,875.94 (Rupees Six Crore Six Lakh Eight Hundred Seventy Five and Ninety Four Paise only)** + Interest applicable and other charges thereon.

4. (a) Mode of Auction: Online e-Auction.

(b) **Details of Auction service provider:** M/s PSB Alliance (Baanknet), Contact No. 8291220220, support.baanknet@psballiance.com; https://baanknet.com/

(c) Date & Time of Auction: **24.03.2025** at 12 P.M. TO 1:00 P.M.

d) Portal of E-Auction: https://baanknet.com/

5. Reserve Price: **Rs. 3,71,32,000/- [Rupees Three Crores Seventy One Lacs and Thirty Two Thousands only]**

6. OTHER TERMS AND CONDITIONS:-

a) Auction/bidding shall be only "Online Electronic Bidding'' through the website https://baanknet.com/ Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

b) The property will be sold in "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank.

c) The property can be inspected, with Prior Appointment with Authorized Officer, Regional Office, Nagpur.

d) 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.

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e) EMD amount of 10% of the Reserve Price is to be deposited in E- Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan on or **before 5.00 p.m. of 21.03.2025.**

f) After payment of the EMD amount through M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan, the intending bidders should submit a copy of the following documents/details on or **before 5.00 p.m. of 21.03.2025**, to Canara Bank, Gandhi Nagar, Nagpur 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.

g) The intending bidders should register their names at portal https://baanknet.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 PSB Alliance (Baanknet). Contact No. 8291220220, support.baanknet@psballiance.com ; https://baanknet.com/

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 and with unlimited extensions of 5 minutes each. Bidders shall improve their offers in multiplies of **Rs. 1,00,000/- (Rupees 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 favor of the successful bidder, subject to confirmation of the same by the secured creditor.

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 (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.

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.

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Canara Bank, Regional Office, First floor Chandak Bhavan, North Ambazari Road, Shankar Nagar Square, Nagpur-440010 Ph: 0712 - 2559750 e-Mail - recoveryrongp@canarabank.com

n) 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.

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

p) 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 self-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 Nagpur or Gandhi Nagar Branch, Nagpur who as a facilitating centre, shall make necessary arrangements.

r) For further details contact Manager Canara Bank, Gandhi Nagar Branch, Nagpur (Contact No. 7774069649, 7774022695, 9403780426) OR the service provider M/s PSB Alliance (Baanknet), Contact No. 8291220220, support.baanknet@psballiance.com; https://baanknet.com/.

s) 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/AUCTION

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.

कृते केनरा बैंक/For CANARA BANK

प्राधिकृत अधिकारी Authorised Officer
क्षेत्रीय कार्यालय, नागपुर-
Regional Office, Nagpur

AUTHORISED OFFICER
CANARA BANK

Date: 05.03.2025
Place: NAGPUR

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