केनरा बैंक Canara Bank

(Government of India Undertaking)

ASSET RECOVERY MANAGEMENT (ARM) BRANCH,

1st Floor, Plot No. 32, Corporation Colony Near LAD square Metro Station, Gandhi Nagar Nagpur-440010

Email: cb6820@canarabank.com **Phone – +91 9271071694**

(Auction Sale Notice for Sale of Immovable Properties)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization 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 Authorized Officer of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is "on 27/06/2025, for recovery of Rs 4,58,98,418.06/- (Rupees Four Crore Fifty Eight Lakhs Ninety Eight Thousand Four Hundred Eighteen & Six paisa Only) as on 30/05/2025 +Interest applicable & other charges thereon due to the ARM Nagpur Branch of Canara Bank from 1 M/s SONA FLOUR AND FOODS PVT LTD THROUGH DIRECTORS: (i)SHRI RAMRAO G. KHADE (ii)SMT. DWARKA KHADE (iii)SHRI RUPESH R. KHADE

Full Description of the immovable property, Name of owner, Reserve Price , EMD are as under

DESCRIPTION OF IMMOVABLE PROPERTIES	NAME OF PROPERTY OWNER/MORTGAGOR	RESERVE PRICE	EMD AMOUNT
Leasehold Factory land and Building situated at PH No. 25/30, Settlement No. 111 Lease Deed, A1 Kosmi Industrial Area, Betul – 460001, Madhya Pradesh, Admeasuring area 1,34,000 sq.Ft. Bounded as Under : North : Proposed 60 Ft. Wide Kachha Road South : Kosmi Kachha Road East : Proposed 60 Ft. Wide Kachha Road West : Land allotted to M/s Sona Flour and Food Pv.Ltd.	M/s Sona Flour and Food Pv.Ltd. Through Director Shri Ramrao G. Khade	Rs. 9,68,97,000/- (Rupees Nine Crore Sixty Eight Lakh Ninety Seven Thousand Only)	Rs. 96,89,700 /- (Rupees Ninety Six Lakh Eighty Nine Thousand and Seven Hundred 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 Manager, ARM Branch, Nagpur of Canara Bank, Mobile No. +91 9271071694 during office hours on any working day.

केनरा बैंक / CANARA BANK
प्राधिकृत अधिकारी / Authorized Officer
Asset Recovery Management Br., Nagpur

DATE: 31/05/2025
PLACE: Nagpur

AUTHORIZED OFFICER
CANARA BANK

केनरा बैंक Canara Bank

(Government of India Undertaking)

ASSET RECOVERY MANAGEMENT (ARM) BRANCH,
1st Floor, Plot No. 32, Corporation Colony Near LAD square Metro Station, Gandhi Nagar
Nagpur-440010

Email: cb6820@canarabank.com **Phone – +91 9271071694**

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 31/05/2025

1.	Name and Address of the Secured Creditor	Canara Bank, ASSET RECOVERY MANAGEMENT (ARM) BRANCH, 1st Floor, Plot No. 32, Corporation Colony Near LAD square Metro Station, Gandhi Nagar Nagpur-440010
2.	Name and Address of the Borrowers and Guarantors	1 M/s SONA FLOUR AND FOODS PVT LTD THROUGH DIRECTORS: 1 SHRI RAMRAO G. KHADE 2 SMT. DWARKA KHADE 3 SHRI RUPESH R. KHADE ADDRESS: PLOT NO 100, BHAUSAHEB SURVE NAGAR JAITALA ROAD, NAGPUR, MAHARASTRA 440022 2 SHRI RAMRAO G. KHADE ADDRESS: PLOT NO 100, BHAUSAHEB SURVE NAGAR JAITALA ROAD, NAGPUR, MAHARASTRA 440022 3 SMT. DWARKA KHADE ADDRESS: PLOT NO 100, BHAUSAHEB SURVE NAGAR JAITALA ROAD, NAGPUR, MAHARASTRA 440022 4 SHRI RUPESH R. KHADE ADDRESS: PLOT NO 100, BHAUSAHEB SURVE NAGAR JAITALA ROAD, NAGPUR, MAHARASTRA 440022
3.	Total liabilities as on 30/05/2025	Rs 4,58,98,418.06/- (Rupees Four Crore Fifty Eight Lakhs Ninety Eight Thousand Four Hundred Eighteen & Six paisa Only) Interest thereon + other charges
4.	(a) Mode of Auction	E-auction
	(b) Details of Auction service provider	M/S PSB Alliance Pvt Ltd through website https://baanknet.com/
	(c) Date and Time of Auction	27/06/2025 TIME : 11.00 AM TO 12.00PM
	(d) Place of E-Auction	https://baanknet.com/

5. The reserve price, earnest money deposit, date of deposit of earnest money is as under:

Reserve Price	EMD	Last Date of Deposit of EMD
Rs. 9,68,97,000/- (Rupees Nine Crore Sixty Eight Lakh Ninety Seven Thousand Only)	Rs. 96,89,700 /-(Rupees Ninety Six Lakh Eighty Nine Thousand and Seven Hundred only)	26/06/2025 till 05.00 PM

केनरा बैंक ए.आर.एम. शाखा ६८२० नागपुर-४४००१०

केनरा बैंक Canara Bank
(Government of India Undertaking)
ASSET RECOVERY MANAGEMENT (ARM) BRANCH,
1st Floor, Plot No. 32, Corporation Colony Near LAD square Metro Station, Gandhi Nagar
Nagpur-440010
Email: cb6820@canarabank.com **Phone – +91 9271071694**

6. Details and Full description of the immovable property:

Leasehold Factory land and Building situated at PH No. 25/30, Settlement No. 111 Lease Deed, A1 Kosmi Industrial Area, Betul – 460001, Madhya Pradesh, Admeasuring area 1,34,000 sq.Ft.

Bounded as Under :
North : Proposed 60 Ft. Wide Kachha Road
South : Kosmi Kachha Road
East : Proposed 60 Ft. Wide Kachha Road West : Land allotted to M/s Sona Flour and Food Pv.Ltd.

Other terms and conditions:

a) Auction/bidding shall be only through "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 can be inspected, with Prior Appointment with Authorized Officer, on 26/06/2025 between 10 AM to 5.00 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 in E-Wallet of M/S PSB Alliance Private Limited(BAANKNET) portal directly on or before 26/06/2025 upto 5.00 pm.

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 PSB Alliance Pvt. Ltd, (Contact No. 8291220220, Email:support.BAANKNET@psballiance.com)

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents / details on or before 26/06/2025 at 5.00 PM to Canara Bank, ARM Branch, Nagpur by hand or by email at cb6820@canarabank.com

   i) Demand Draft/Pay order/ Challan 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 PSB Alliance –Unit 1. 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai 400037 Maharashtra (India), Email-support.BAANKNET@psballiance.com Contact No. +91 8291220220.

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

केनरा बैंक ए.आर.एम. शाखा ६८२० नागपूर-४४००१०

केनरा बैंक Canara Bank
(Government of India Undertaking)
ASSET RECOVERY MANAGEMENT (ARM) BRANCH,
1st Floor, Plot No. 32, Corporation Colony Near LAD square Metro Station, Gandhi Nagar
Nagpur-440010
Email: cb6820@canarabank.com **Phone – +91 9271071694**

i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs 50,000/- . 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.

k) For sale proceeds of Rs. 50,00,000/- (Rupees Fifty Lakhs only) 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) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof. 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 ARM branch Nagpur I situated at 1st **Floor, Plot No. 32, Corporation Colony Near LAD square Metro Station, Gandhi Nagar Nagpur-440010** who as a facilitating centre shall make necessary arrangements.

n) For further details contact Authorized Officer, Canara Bank, ARM Branch Nagpur. (Mobile No. +91 9271071694) e-mail id cb6820@canarabank.com or the service provider PSB Alliance pvt ltd –**Unit 1. 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai 400037 Maharashtra (India)**, Email-support.BAANKNET@psballiance.com Contact No. +91 8291220220.

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.

केनरा बैंक / CANARA BANK
Authorized Officer
Asset Recovery Management Br., Nagpur

PLACE: Nagpur
DATE :31/05/2025

AUTHORIZED OFFICER
CANARA BANK