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 Asset Recovery Management (ARM) Branch, Nagpur of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is "on 18/07/2025, for recovery of Rs 51,20,333.74/- (Rupees Fifty One Lakh Twenty Thousand Three Hundred Thirty Three Rupees & Seveny Four paisa Only) as on 18/06/2025 +Interest applicable & other charges thereon due to the ARM Nagpur Branch of Canara Bank from **1 M/s Panjtani Beverages And Food Products Through Proprietor – Mr. Ali Azhar Salim Ajani 2 Mr. Salim Yusuf Ali Ajani (Guarantor) 3 Mrs. Kanji Fatma Salim Ajani (Guarantor)**

The reserve price will be Rs 22,35,000/- (Rupees Twenty-Two Lakh Thirty Five Thousand Only) and the earnest money deposit will be Rs. 2,23,500/- (Rupees Two Lakh Twenty Three Thousand Only). The Earnest Money Deposit shall be deposited on or before 17/07/2025 at 5.00 pm.

Details and full description of the immovable property with known encumbrances, if any: There is no encumbrance to the knowledge of the bank.

Address of the Property:

Emt of All that entire RCC Superstructure comprising Apartment/Pent House No. 606 in Wing III on Six Floor in the scheme to be named and styled as "Rai Ashiyana"area admeasuring 41.493 sq. Mtrs i.e. 446.63 Sq.Ft. of built up area alongwith piece of undivided share 0.215 % of all that piece and parcel of land area 2.670 Acres i.e. 10805.01 Sq. Mtr in all that piece and parcel of N.I.T. Leasehold land located within the City Corporation limits of Nagpur , Bearing Kh. No. 39 and 41 in the panchpaoli Housing Accommodation Scheme of NIT Land Mouza- Bhankheda in Motibagh Improvement Scheme, bearing C S No.6, Sheet No 190/11 Bearing Corporation House No. 411/W-3/606, Ward No. 53, Ansar Nagar Within the City Corporation limits of Nagpur Tah. & Dist Nagpur - 440004.

Boundaries of plot : -

East by : Property of NOGA **West by : Nallah & Road**

North by : Road **South by : Railway line**

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.

DATE: 19/06/2025
PLACE: Nagpur

AUTHORIZED OFFICER
CANARA BANK

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

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

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 19/06/2025

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 Panjtani Beverages And Food Products Prop. Mr. Ali Azhar Salim Ajani Registered Office :- Rai Ashiyana 411 , Flat No 06 Motibagh, Ansar Nagar ,Nagpur – 440004 And Also At Factory :- Ward No. 2, Near Budha Vihar, At Post Ranala, Tah. Kamptee , Dist. Nagpur – 440004 2 Mr. Salim Yusuf Ali Ajani Address : Apartment No. 606 in Wing III On Sixth Floor Rai Ashiyana Motibagh, Ansar Nagar ,Nagpur – 440004 3 Mrs. Kanji Fatma Salim Ajani Address : Apartment No. 606 in Wing III On Sixth Floor Rai Ashiyana Motibagh, Ansar Nagar ,Nagpur – 440004
3.	Total liabilities as on 19/06/2025	Rs 51,20,333.74/- (Rupees Fifty One Lakh Twenty Thousand Three Hundred Thirty Three Rupees & Seveny Four 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	18/07/2025 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 22,35,000/- (Rupees Twenty Two Lakh Thirty Five Thousand Only)	**Rs. 2,23,500/- (Rupees Two Lakh Twenty Three Thousand Only)**	**17/07/2025 till 05.00 PM**

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

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6. Details and Full description of the immovable property:

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7. 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 17/07/2025 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 the 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 **17/07/2025 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 17/07/2025 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

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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.

i) 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. 10,000/- 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 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
प्राधिकृत अधिकारी / Authorized Officer
Asset Recovery Management Br., Nagpur

PLACE: Nagpur
DATE :19/06/2025

AUTHORIZED OFFICER
CANARA BANK

केनरा बैंक ए.आर.एम. शाखा ६८२० नागपुर-४४००१३