

केनरा बैंक Canara Bank 📣

सिंडिकेट Syndicate

(Under Rule 8(6) r/w Rule 9(1) of the Security Interest (Enforcement) Rules 2002) E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) r/w Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

LOAN ACCOUNT NO: 7785117: Mr. MOHNISH ASHOK SHUKLA

This is to inform that **Tata Capital Ltd.** (TCL) is a non-banking finance company and incorporated under the provisions of the Companies Act, 1956 and having its registered office at Peninsula Business Park, Tower A, 11th Floor, Ganpatrao Kadam Marg, Lower Parel, Mumbai- 400013 and a branch office amongst other places at **Maharashtra** ("Branch"). That vide Orders dated 24.11.2023, the National Company Law Tribunal (NCLT) Mumbai has duly sanctioned the Scheme of Arrangement between Tata Capital Financial Services Limited ("TCFL") as transferee under the provisions of Sections 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme"). In terms thereof, TCFSL and TCCL (Transferro Companies) along with its undertaking have merged with TCL, as a going concern, together with all the properties, assets, rights, benefits, interest, duties, obligations, liabilities, contracts, agreements, securities etc. w.e.f. **01.01.2024**. In pursuance of the said Order and the Scheme, all the facility documents executed by TCFSL and all outstanding in respect thereof stood transferred to Applicant Company

RECOVERY & LEGAL SECTION : Canara Bank, Cuff Parade, Maker Topwer, E wing, 14th Floor, Mumbai - mail :rorecoverymums@canarabank.com website : www.canarabank.co

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 provison 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 properties mortgaged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is Where is", and "As is What is" basis on 30/03/2024, through online E-auction between 11.00 am to 1.30 PM, for recovery of dues as described here below, due to our various branches indicated therein.

The Earnest Money Deposit shall be deposited on or before 28/03/2024, up to 4:00 pm. Details of EMD and other documents to be submitted to service provider on or before 28/03/2024 up to 05.00 pm. The property can be inspected, with prior appointment with Authorised Officer on 27/03/2024 between 11.00 am to 4.00 pm.

					RESERVE			NAME &	DATE OF	
61			NAME OF	Area in	PRICE &		Canara Bank		E AUCTION	
No.	BORROWER/S GUARANTOR/S	OUTSTANDING	MORTGAGOR/S	Area in So. Ft.	EARNEST	DETAILS OF SECURITIES	Account Details		DATE OF EMD POSITIO	N I

and thus the TCL is entitled to claim the same from the [Borrowers/Co-Borrowers] i terms thereof.

Notice is hereby given to the public in general and in particular to the below Borrower/Co-Borrower that the below described immovable property mortgaged to **Tata Capital Limited (Secured Creditor/TCL)**, the Possession of which has been taken by the Authorised Officer of Tata Capital Limited. (Secured Creditor), will be sold on **22nd Day of March**, **2024** "As is where is basis" & "As is what is and whatever there is & without recourse basis".

Whereas the sale of secured asset is to be made to recover the secured debt an whereas there was due of a sum of Rs.1,78,02,926/- (Rupees One Crore Seventy Eigh Lakh Two Thousand Nine Hundred and Twenty Six Only) as on 26th February 2019 vide Loan Account bearing No. 7785117 demanded vide Notice U/s. 13(2) dated 26th February 2019 from Borrowers & Co-Borrowers/Guarantors, i.e., (1) Mr. Mohnish Ashok Shukla, having address at: 303 Sinchan CHS Ltd, Off. Veera Desai Road, Nev Link Road, Andheri (West), Mumbai – 400058; Also Add at: Office No.104, G N Towe Plot No.9, Sector- 13, Koparkhairne, Navi Mumbai- 400709; (2) Mr. Mohnish Shukla C/o Steps W2V Pvt Ltd, having address at: 101 Shincha, Jeevan Nagar, Off Veera Desa Road, New Link Road, Andheri West, Mumbai- 400058; **(3) Mr. Ashok Raimani Shukl**a having address at: 303 Sinchan CHS Ltd, Off. Veera Desai Road, New Link Roac Andheri (West), Mumbai- 400058; Also Add at: Office No.104, G N Tower, Plot No.5 ector- 13, Koparkhairne, Navi Mumbai- 400709; (4) M/s Steps W2V Private Limite hrough its Director; (5) M/s. Steps Techniron Limited Through its Director, both **having address at:** 303 Sinchan CHS Ltd, Off Veera Desai Road, New Link Road, Andhe West), Mumbai- 400058; **Also Add**: 101 Shincha, Jeevan Nagar, Off Veera Desai Road West), Mumbai- 400058; **Also Add**: 101 Shincha, Jeevan Nagar, Off Veera Desai Road Vew Link Road, Andheri West, Mumbai- 400058; **Also add at:** Office No.104, G N Towe Plot No.9, Sector- 13, Koparkhairne, Navi Mumbai- 400709; (6) Kevil Mansukh Karia having address at: B-7 Mahesh Apartment, V.M. Bhargav Road, Near Khira Industria Estate, Santacruz (West), Mumbai- 400054; Also at: Office No.104, G N Tower, Plot No.9 Sector: 13, Koparkhairne, Navi Mumbai, 400709; (7) Kevil Mansukh Karia C/o Step Fechniron Limited through its Director, having address at: 101 Shincha, Jeevan Naga Off Veera Desai Road, New Link Road, Andheri West, Mumbai - 400058.

Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said property shall be sold by E-Auction at 2.00 P.M. on the said 22nd Day of March, 2024 by TCL., having its branch office at Office No 902-906, Quantum Tower, Chinchaoli, Off SV Road, Malad West, Mumbai-400064.

The sealed E- Auction for the purchase of the property along with EMD Demand Draft shall be received by the Authorized Officer of the **TATA CAPITAL LIMITED** till **5.00 P.M.** on the said **21st Day of March 2024.**

Description of Secured Asset	Type of Possession Constructive/ Physical	Reserve Price (Rs.)	Earnest Money EMD (Rs)					
Office No.104 on the first floor in the building known as G.N. Tower situated at Plot No. 9 admeasuring 1550.270 sq.mtrs. at Sector 13, Village- Koparkhairne and District-Thane, Navi Mumbai within the registration Dist- Thane and bounded as follows: East: Open Plot; West: Internal Road.		Rs. 1,61,50,000/- (Rupees One Crore Sixty One Lakh(s) Fifty Thousand Only)	Rs. 16,15,000/- (Rupees Sixteen Lakh(s) Fifteen Thousand Only)					

The description of the property that will be put up for sale is in the Schedule. Movable articles/House hold inventory if any lying inside and within secured asset as described above shall not be available for sale along with secured asset until and unless specifically described in auction sale notice. The sale will also be stopped if, amount due as aforesaid, interest and costs (including the cost of the sale) are tendered to the 'Authorized Officer' or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid. At the sale, the public generally is invited to submit their tender personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the rules/conditions prescribed under the SARFAESI Act, 2002. The E-auction will take place through portal <u>https://disposalhub.com</u> on 12 minutes each. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL LIMITED" payable at Mumbai. Inspection of the property may be done on 15 th Day of March, 2024 between 11.00 AM to 5.00 PM.

Note: The intending bidders may contact the Authorized Officer Mr. Sachin Bhalekar, Email id- <u>Sachin.bhalekar@tatacapital.com</u> and Mobile No.-+91-9136128385.

For detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's website, i.e., <u>https://bit.ly/42XjOt1</u>, or contact Authorized Officer or Service Provider NexXen Solutions Private Limited.

Date: 28.02.2024

Place: Mumbai

Place: Mumbai	Sd/- Authorized Office
Date: 29-02-2024	Tata Capital Limited

No.				MORIGAGOR/S	Sq. Ft.	MONEY DEPOSIT (EMD)		Account Details	BRANCH	DATE OF	
1	M/s Plastic Products, Prop: Rushi Hemanth Vador	1. Mrs. Radhika Hemant Vador 2. Mr. Hemanth Khimaji Vador 3. Mr. Vivek Hemant Vador	Rs. 5,59,08,109.93/- (Rupees Five Crore Fifty Nine Lakh Eight Thousand One Hundred Nine and paise Ninety Three only) as on 31.08.2023 +upto date int and other charges	1.Mrs Radhika Hemant Vador 2.Mrs Rushi Hemant Vador	1181 sq.ft.	RSV- Rs. 36,95,000/- EMD- Rs. 3,70,000/-	1. All the piece and parcel of residential Flat No G-02 (Merger with Flat No G-01) at Ground Floor, Building name "Kon – Arch Building Society Limited known as Shilpa Shree Co-Opereative Housing Society Limited", Plot No.2, Survey No 61A/4A, 61/5,6/61, 9-10, 62/4 of village Kon, Taluka-Panvel, Dist-Raigad-410221, with in limits of Panvel Municipal corporation, Built up area of the flat No G-02 is 1181 Sq. Ft. property is in the name of Radhika Hemant Vador	LOWER PAREL BRANCH A/C No 209272434, IFSC Code: CNRB0015538	Canara Bank	30.03.2024 28.03.2024 27.03.2024	PHYSICAL
	M/s Plastic Products, Prop: Rushi Hemanth Vador	1. Mrs. Radhika Hemant Vador 2. Mr. Hemanth Khimaji Vador 3. Mr. Vivek Hemant Vador	Rs 5,59,08,109.93/- (Rupees Five Crore Fifty Nine Lakh Eight Thousand One Hundred Nine and paise Ninety Three only) as on 31.08.2023 +upto date int and other charges	1.Mrs Radhika Hemant Vador 2.Mrs Rushi Hemant Vador	1157 sq.ft.	RSV- Rs. 36,21,000/- EMD- Rs. 3,62,100/-	All the piece and parcel of residential Flat No G-01 (Merger with Flat No G-02) at Ground Floor, Building name "Kon –Arch Building Society Limited known as Shilpa Shree Co-Opereative Housing Society Limited", Plot No.2, Survey No 61A/4A, 61/5, 6/61, 9-10, 62/4 of village Kon, Taluka-Panvel, Dist-RAigad-410221. with in limits of Panvel Municipal corporation, Built up area of the flat No G-01 is 1157 Sq. Ft. property is in the name of Rushi Hemant Vador.	LOWER PAREL BRANCH A/C No 209272434, IFSC Code: CNRB0015538	Manager Canara Bank LOWER PAREL. 9129830085/ 9491457391	30.03.2024 28.03.2024 27.03.2024	PHYSICAL
5	M/s Cool Mech Engineers, Prop: Mr Dominic Inas Rozario	1. Mrs. Paulin Inas Rozario 2. Mrs. P Fernandes 3. Mrs. Helan I Rosario	Rs. 8,71,956.70/- (Rupees Eight Lakh Seventy One Thousand Nine Hundred Fifty Six and Paise Seventy Only) plus further interest thereon from 30/04/2013 along with suit expenses and other charge due	Mrs Paulin Inas Rozario	Carpet Area- 505 sq.ft.	RSV= Rs. 69,09,000/- EMD= Rs. 6,91,000/-	All that part and parcel of residential Flat No 001, Ground Floor, building name known as "Suvarna Kalash Co-Operative Housing Society Limited", Sy No 52, Hissa No 4(Pt) of Village Kondivita, Chakala, Andheri (East), Mumbai admeasuring 505 sq ft . Mortgagor name Mrs Paulin Inas Rozario	BANK KAKAD MARKET A/C No 209272434, IFSC Code:	Canara Bank, Kakad Market Branch: 9579038296/ 9491457391	30.03.2024 28.03.2024 27.03.2024	DM Permission received

For Detailed terms & Condition of sale please refer the link E-auction provided through www.bankeauctions.com. a. Auction / bidding shall be only through "Online Electronic Bidding" through the website https:// www.bankeauctions.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 the dates mentioned in Sale Notice. 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 with multiples of 10000/-. d. EMD amount of 10% of the Reserve price is to be deposited by way of Demand Draft infavour of Authorized Officer, Canara Bank, Branch. OR shall be deposited through RTGS / NEFT/ Funds Transfer to credit of account of Canara Bank, on or before 5.00 p.m of 28.03.2024. Details of EMD and other documents to be submitted to service provider on or before 5.00 p.m. of 28.03.2024. e. After payment of EMD amount the intending bidders should submit a copy of the following documents/details on or before 5.00 p.m of 28.03.2024 to Canara Bank Branch by hand or by email . 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. 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. Bidder Name, Contact No., Address, Email ID. iv. Bidder's A/c details for online refund of EMD. f. The intending bidders should register their names at portal https://www.bankeauctions.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. C1 India Pvt. Ltd., Udyog Vihar, Phase-2, Gulf Petrochem building, Building No. 301 Gurgaon Haryana Pin 122015 or its representative Sri Bhavik Pandya, Mobile No. 8866682937, E-mail: support@bankeacutions.com; maharashtra@c1india.com, Support Mobile No. 7291981124/25/26. g. EMD Deposited by the unsuccessful bidder shall be refunded to them after 24 Hours of Bidding Process Completed and within 7 Working days. The EMD shall not carry any interest. h. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.10,000/-. 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 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 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.50.00 lakhs (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 of the Bank. k. All charges for conveyance stamp duty / GST registration charges etc., as applicable shall be borne by the successful bidder only. I. There is no encumbrance in the property to the knowledge of the Bank. Successful Bidder is liable to pay all society dues, municipal taxes / Panchayat taxes / electricity / water charges / 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 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, Mumbai Circle Office or Regional Office, who, as a facilitating center shall make necessary arrangements. o. For further details contact Canara Bank, Recovery and Legal Section, Second Floor, BandraKurla Complex, Circle Office, Mumbai" Contact No. 022-26728432 and may be contacted during office hours on any working day or the service provider M/s. C1 India Pvt. Ltd, UdyogVihar, Phase – 2, Gulf Petrochem Building, Building no. 301, Gurgaon, Haryana Pincode – 122015 (Contact no. +91 124 4302020 /21/ 22 / 23 / 24, Mob No 8866682937 Email : support@bankeauctions.com ; maharashtra@c1india.com Company Name : M/s. C1 India Pvt Ltd, Website : www.bankeauctions. com, Name : Sri Bhavik Pandya, Mobile No. 8866682937 Support Mobile No. 7291981124/25/26.

> -/Sd Authorised Officer, Canara Bank