



(भारत सरकार का उपक्रम/A GOVERNMENT OF INDIA UNDERTAKING)

आस्ति वसूली प्रबंधन शाखा-I मुम्बई / ARM BRANCH - I MUMBAI

37, KHSAMALAYA, OPP PATKAR HALL, NEW MARINE LINES, THACKERSAY MARG, MUMBAI - 400 020

Email : [cb2360@canarabank.com](mailto:cb2360@canarabank.com) TEL. - 022-22065425/30 WEB :: [www.canarabank.com](http://www.canarabank.com)

REF: SARFAESI/E-AUCTION/ABS/2024

DATE: 01.06.2024

TO,

(1) M/s ABS ELECTROPLATERS (I) PVT LTD 807, 8 <sup>th</sup> floor, Sagar Tech Plaza, Premises Co-operative Society Ltd, B- Wing, Andheri Kurla Road, Sakinaka Junction, Sakinaka, Mumbai -400072	(2) Mr. Prakash Bhat (Director & Guarantor) 807, 8 <sup>th</sup> floor, Sagar Tech Plaza, premises Co-operative Society Ltd, B-Wing, Andheri Kurla Road, Sakinaka Junction, Sakinaka, Mumbai - 400072	(3) Mrs. Ishwari Bhat (Director & Guarantor) 807, 8 <sup>th</sup> floor, Sagar Tech Plaza, premises Co-operative Society Ltd, B-Wing, Andheri Kurla Road, Sakinaka Junction, Sakinaka, Mumbai -400072
(4) Mr. Uttam Prakash Bhat (Director & Guarantor) 807, 8 <sup>th</sup> floor, Sagar Tech Plaza, premises Co-operative Society Ltd, B-Wing, Andheri Kurla Road, Sakinaka Junction, Sakinaka, Mumbai -400072	(5) M/s Excel Metal Finishers (Mortgagor & Corporate Guarantor) 807, 8 <sup>th</sup> floor, Sagar Tech Plaza, premises Co-operative Society Ltd, B-Wing, Andheri Kurla Road, Sakinaka Junction, Sakinaka, Mumbai -400072	

Dear Sir,

SUB : Notice under Section 13(4) of the Securitization 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, ARM-I Branch, Mumbai have taken symbolic 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 ARM-I Branch, Mumbai 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 15 days 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,

AUTHORIZED OFFICER / Chief Manager  
CANARA BANK, ARM-I BRANCH, MUMBAI.  
ASSET RECOVERY MGMT. BR., MUMBAI - 400 020.



Encl: Sale Notice dated 01.06.2024



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### 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 provision 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/charged to the Secured Creditor, the Symbolic Possession of which has been taken by the Authorized Officer of **Canara Bank**, will be sold on "As is where is", "As is what is" basis on **21.06.2024** for recovery of **Rs.161,41,22,236** (as on 30.04.2024 plus further interest and charges from 01.05.2024) due to the ARM I Branch of Canara Bank from M/s. ABS ELECTROPLATERS (I) PVT LTD, and the Guarantors (1)Mr.Prakash Bhat, (2)Mrs.Ishwari Bhat and (3)Mr.Uttam Prakash Bhat and (4) M/s. Excel Metal Finishers.

The reserve price and Earnest money deposit are as mentioned below: (Rs in lakhs)

Lot No.	Details of Property	Reserve Price	EMD
1	a) Factory land & Building situated at G.No.999, Opp. Foseco India Ltd, Pune-A'nagar Road, Sanaswadi – 412208, standing in the name of the Company	1009.00	<b>151.80</b>
	b) Plant and machineries installed in the above factory premises	251.00	
	c) Plant and machineries (Shifted from Goa)	150.00	
	d) Plant and machineries at A/46-MIDC- Malegaon, Sinnar, Nasik	36.00	
	e)Plant and machineries at Gat No. 249/250, MIDC, Rajangaon- Pune	72.00	
	<b>TOTAL</b>	<b>1518.00</b>	
4	Gala No.D-23 & D- 24, M K Brothers Industrial Estate, Jarimari, A K Road, Mumbai-400072 standing in the name of Sri. Prakash Bhat and Smt. Ishwari P Bhat	200.00	20.00
5	Gala No. D- 22, M K Brother Industrial Estate Mathurdas VasANJI Road, Jarimai, Kurla-Andheri Road, Kurla, Mumbai standing in the name of M/s Excel Metal Finishers	63.00	6.30
6	Gala No.20, D-Wing, Building No.2, M K Brother Industrial Estate, Jarimari, Kurla-Andheri Road, Kurla, Mumbai standing in the name of the Company	100.00	10.00
7	Flat at 401, HJK Lok Darshan CHS Ltd, 4 <sup>th</sup> floor, Building No."K", CTSNo. 135,135/1 Lok Darshan Phase II, Millitary Road, Marol, Andheri (E), Mumbai, standing in the name of Mr. Prakash Bhat and Mrs. Ishwari P Bhat	140.00	14.00
8	Row House No.A-4 at Wagholi Pune in the name of Sri. Prakash Bhat, Rose Wood Park, Shree Manibhadra Estate, Wagholi Pune, adm plot area of 1827 sq ft ( built up area of 1069 sq ft., Terrace 180sq ft & car parking 74 sq ft)	76.00	7.60
9	Flat No.601, 602 6th Floor, HJK Lokdarshan Coop Housing Society Ltd, Military Road, Marol, Mumbai in the name of the company (merged flat )	306.00	30.60



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The Earnest Money Deposit shall be deposited on or before **20.06.2024** up to 5 p.m. There is no encumbrance to the knowledge of the Bank.

EMD amount of 10% of the Reserve Price is to be deposited by way of Demand Draft in favour of Authorized Officer, Canara Bank ARM 1 Branch Mumbai or Shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara bank ARM 1 Branch Mumbai **A/c no.209272434 IFSC Code CNRB0002360 on or before 20.06.2024 upto 5.00 pm** and other documents to be submitted to service provider on or before **20.06.2024** up to 5.00 pm. Date up to which documents can be deposited with Bank is **20.06.2024**

Date of inspection of properties with prior appointment with Authorized Officer.

For detailed terms and conditions of the sale, please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Dr Seema Somkuwar, Authorised Officer, Canara Bank, ARM I Branch, Mumbai (Ph.No.: 022 -22065425/30/ Mob - 8655963489) or Mr. Deepak Kumar Sr.Manager (Mob. No.9967278726) E-mail id : [cb2360@canarabank.com](mailto:cb2360@canarabank.com) during office hours on any working day or the service provider M/s C1 India Pvt. Ltd., Udyog Vihar, Phase - 2, Gulf Petrochem Building, Building No. 301, Gurgaon, Haryana. Pin-122015 Contact Person Mr.Bhavik Pandya Mob.no. 8866682937 (Contact No. +911244302020/21/22/23/24, [maharashtra@c1india.com](mailto:maharashtra@c1india.com), [support@bankeauctions.com](mailto:support@bankeauctions.com))

कृते केनरा बैंक / FOR CANARA BANK

मुख्य प्रबंधक / Chief Manager

AUTHORISED OFFICER, मुंबई- 400 020.  
CANARA BANK, ARM I BRANCH, MUMBAI - 400 020.

Date : 01.06.2024

Place: Mumbai





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**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE 01.06.2024**

1.	Name and Address of the Secured Creditor	:	Canara Bank, ARM-I Branch, Kshamalaya (Ground Floor) Opp Patkar Hall, 37, New Marine Lines, Thackersey Marg, Mumbai – 400 020.
2.	Name and Address of the Borrower(s) / Guarantor(s)	:	<b>Borrower:</b> M/s ABS ELECTROPLATERS (I) PVT LTD 20, M K Brothers Industrial Estate, Jari Mari, Andheri-Kurla Road, Mumbai - 400072 <b>Guarantors:</b> 1. Mr Prakash Bhat 2. Mrs Ishwari Bhat 3. Mr. Uttam Prakash Bhat Corporate Guarantor : 1. M/s. Excel Metal Finishers
3.	Total Liabilities as on 30.04.2024	:	<b>Rs.161,41,22,236</b> plus further Interest and cost from 01.05.2024.
4.	Address where the tender documents to be submitted	:	Canara Bank, ARM -I Branch, Kshamalaya (Ground Floor) Opp Patkar Hall, 37, New Marine Lines, Thackersey Marg, Mumbai-400020.
5.	a. Mode of Auction b. Details of Auction Service Provider c. Date & Time of Auction  d. Portal of E-auction	:	Online M/s C1 India Pvt. Ltd.  <b>21.06.2024 (11.00.am to 12.00 pm)</b> (with unlimited extension of 5 min. duration each till the conclusion of the sale)  <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>
6.	Reserve Price	:	As per Sale Notice

**7. Other Terms and conditions :**

- 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.
- The property can be inspected, with Prior Appointment with Authorized Officer on the dates mentioned in Sale Notice.
- 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.
- EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM I Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Canara Bank, ARM-I Branch, A/c. No. **209272434, IFSC Code: CNRB0002360** on or before **21.06.2024** upto 5 p.m. Details of EMD and other documents to be submitted to service provider on or before **21.06.2024** upto 5.00 pm.
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **21.06.2024** upto 5 p.m. to Canara Bank, ARM-I Branch by hand or by email.
  - Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.



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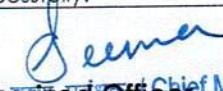
- ii. Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
- iii. Bidders Name, Contact No., Address, E-Mail Id.
- iv. Bidder's A/c. details for online refund of EMD.
- 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, Gurgaon Haryana (Contact No. +91-1244302000, 20, 21, 22, 23, 24, Mr.Bhavik Pandya Mob.no. 8866682937, maharashtra@c1india.com, [support@bankeauctions.com](mailto:support@bankeauctions.com))
- g. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- h. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies 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 notice and property shall forthwith be put up for sale again.
- j. For sale proceeds of Rs. 50.00 Lakhs (Rupees Fifty Lakhs) 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.
- k. All charges for conveyance, stamp duty / GST registration charges etc., as applicable shall be borne by the successful bidder only.
- l. 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 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, Mumbai Circle Office or ARM I Branch who, as a facilitating centre, shall make necessary arrangements.
- o. For further details contact Dr Seema Somkuwar, Authorised Officer, Canara Bank, ARM I Branch, Mumbai (Ph. No.022 22065425/5430/5438 / Mob -8655963489) or Mr. Deepak Kumar Sr.Manager (Mob. No.9967278726) E-mail id: [cb2360@canarabank.com](mailto:cb2360@canarabank.com) or the service provider M/s C1 India Pvt Ltd, <https://www.bankeauctions.com> Udhyog Vihar, Phase - 2, Gulf Petrochem Building, Bldg no. 301, Gurgaon, Haryana pin - 122015 (Contact No. +91-1244302000, 20, 21, 22, 23, 24 Mr. Bhavik Pandya Mob.no. 8866682937 (Contact No. +911244302020/21/22/23/24, maharashtra@c1india.com, [support@bankeauctions.com](mailto:support@bankeauctions.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: Mumbai  
Date : 01.06.2024



  
Authorized Officer / Chief Manager  
Canara Bank ARM I Branch, Mumbai  
ASSET. RECOVERY MGMT. BR., MUMBAI - 400 020.