



CANBANK FACTORS LTD.
(A Subsidiary of Canara Bank)

407/408, 4th Floor, Himalaya House, Near CST Station, Mata Ramabai Ambedkar Marg, Mumbai 1
Tel No./ Fax: 022-22677404/405/406, CIN : U85110KA1991PLC011960
Email: canfact.mum@canbankfactors.com,

CBF:MUM:AMAR:2020-21

Dated: 07.10.2020

Annexure-2

To

By Regd. Post

| | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| M/s Amar Remedies Ltd , Block NO3, 2 nd Floor, Sane Guruji Premises, 386, SV Savarkar Marg, Opp. Siddhivinayak Temple, Prabhadevi, Dadar, Mumbai 400025 | Mr. Sagar Shah, Flat No 1201, 12 th Floor, Titan, Dubhash Lane, Nepeansea Road, Mumbai 400026 | Mrs. Pratima P. Shah Flat No 1201, 12 th Floor, Titan, Dubhash Lane, Nepeansea Road, Mumbai 400026 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|

Dear Sir,

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 Canbank Factors Ltd , Mumbai branch have taken physical 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 Mumbai Branch of Canbank Factors Ltd.

The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice (e-auction notice) containing terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 30 days from the date of this notice, and reclaim the assets which have been possessed by the Canbank Factors Ltd., failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

Regd. Office: #67/1, Kanakapura Main Road (Near Lalbagh West Gate), Basavanagudi, Bangalore 560004.
Tel No: 080-22420237,38,39 Fax : 080-22420240, CIN:U85110KA1991PLC011960
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This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

AUTHORISED OFFICER

CANBANK FACTORS LTD

ENCLOSURE – SALE NOTICE

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E-AUCTION NOTICE

SALE NOTICE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION (ONLINE AUCTION) UNDER RULES 8(6) & (9) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002

Notice is hereby given to the effect that the immovable properties described herein, taken physical possession under the provision of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold through e-auction on the following terms & conditions and as per details below:

| SI No. | Parameter | Description |
|---------------|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Name of E-auction provider | E Procurement Technologies Ltd through website : https://sarfaesi.auctiontiger.net |
| 2 | Name & address of Secured Creditor | Canbank Factors Ltd. (A Subsidiary of Canara Bank) Mumbai Branch, 407/408, Himalaya House, Mata Ramabai Ambedkar Marg, Near CST Station Mumbai 1 |
| 3 | Name and address of the Client(Debtors) | M/s Amar Remedies Ltd , Block NO3, 2 nd Floor, Sane Guruji Premises, 386, SV Savarkar Marg, Opp. Siddhivinayak Temple, Prabhadevi, Dadar, Mumbai 400025 Directors/Guarantors: Mr Sagar Shah Mrs. Pratima Shah |
| 4 | Total Liabilities (as on 30.09.2020) | Rs. 8,00,78,626.17 (RUPEES EIGHT CRORES SEVENTY EIGHT THOUSAND SIX HUNDRED TWENTY SIX AND PAISA SEVENTEEN ONLY) |
| 5 | Last date and time for receipt of Tender along | 17.11.2020 Before 5.30 pm |

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| | with Bid money | |
| 6 | Address for submission of tender documents in sealed cover | Canbank Factors Ltd. (A Subsidiary of Canara Bank) Mumbai Branch, 407/408, Himalaya House, Mata Ramabai Ambedkar Marg, Near CST Station Mumbai 1 |
| 7 | Date and time for e-auction | Date 23.11.2020 Time : 11.00am to 01:00pm (with unlimited extension of 5mins) |
| 8 | Website address for e auction | https://sarfaesi.auctiontiger.net |
| 9 | Details of the property to be auctioned. Full details of the property to be given here as per our valuation and LSR . *E auction of the property will be conducted on as is where is basis without recourse condition to Secured Creditor. Bidders are free to conduct their own due diligence before submission of bid. | consisting of Unit No 3 admeasuring 436.87 sqft & unit no 5 admeasuring 556.63 sqft 1st Floor, Samarth Heights, Ranade Road Gokhale Road Junction, Dadar Mumbai 400028 owned by Mr. Sagar Shah S/o Pravin Shah and the said land bearing C.S.NO.1646 and 1/1646 of Mahim Division, final plot no 217 TPS IV of Mahim Division, Mumbai 400028 bounded on North-Ranade Road Gokhale Road Junction, On or towards West- By Gokhale Road On or Towards South by Land Bearing Final Plot No 220 on or towards East By other part final plot No 221 of the same land |
| 10 | Reserved Price | Reserve Price is Rs. 3,10,00,000/- (RUPEES THREE CRORE TEN LAKHS ONLY) |
| 11 | EMD | Rs.31,00,000/- (RUPEES THIRTY ONE LAKHS ONLY) |
| 12 | Last Date of Deposit EMD | 17.11.2020 before 5.30 pm along with tender |



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OTHER TERMS AND CONDITIONS

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions.

1. The property will be sold in "as is where is and as is what is" basis including encumbrances/ litigation, if any which is beyond the knowledge of the Creditors of now.
- 2.. Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://sarfaesi.auctiontiger.net>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
3. The property can be inspected, with Prior Appointment with Authorized Officer, on 17.10.2020, 23.10.2020, 04.11.2020 & 07.11.2020 during office hours (between 10.30 a.m. to 5.00 p.m.)
4. The property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.
5. EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canbank Factors Limited, Mumbai Branch, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canbank Factors Limited New Marine Lines Branch, A/c No 1389256006544 IFSC Code: CNRB0001389 on or before 17.11.2020 before 5.30 pm.
6. For e-Auction process detail please contact the service provider :

E-Procurement Technologies Limited (AuctionTiger) CMMi-5 Level Company

Address: B-704, Wall Street - II,
Opp. Orient Club, Nr. Gujarat College,
Ellis Bridge, Ahmedabad - 380006
Gujarat (India)

Email : praveen.thevar@auctiontiger.net & maharashtra@auctiontiger.net
Contact Details: 9722778828 - 079 6120 0596/95/94 079-61200500
Mr. Praveen Kumar Thevar- Asst. Manager

Immediately on the same date of payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature)

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7. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 17.11.2020 before 5.30 PM, to Canbank Factors limited, Mumbai Branch, Mumbai, by hand or by email.

i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgment receipt thereof with UTR No.

ii) Photocopies of PAN Card and ADHAARCARD. However, successful bidder would have to produce these documents in original to the Canbank Factors Limited at the time of making payment of balance amount of 25% of bid amount.

iii) Bidders Name. Contact No. Address and valid E Mail Id.

iv) Bidder's A/c details, Bank name, Branch Name and IFSC code for online refund of EMD in case required.

v) The intending bidders should register their names at portal <https://sarfaesi.auctiontiger.net> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider

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Ellis Bridge, Ahmedabad - 380006

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Email ID: praveen.thevar@auctiontiger.net & maharashtra@auctiontiger.net

Contact Details: 9722778828 - 079 6120 0596/95/94 079-61200500

Mr. Praveen Kumar Thevar- Asst. Manager

8. EMD deposited by the unsuccessful bidder shall be refunded to them within 3 working days of finalization of sale. The EMD shall not carry any interest.

9. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.1,00,000 (Rupees One Lakh Only). The bidder who submits the highest bid (not below 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.

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10. 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 within the period stated above, 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.

11. All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only.

12. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

13. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Canbank Factors Ltd, Mumbai Branch who as a facilitating center shall make necessary arrangements.

For further details contact Canbank Factors Ltd (A Subsidiary of Canara Bank) Mumbai Branch, 407/408, Himalaya House, Mata Ramabai Ambedkar Marg, Near CST Station Mumbai 400001 (Ph. No 022-22677404 /405/09016077867/09951134627) e-mail id - canfact.mum@canbankfactors.com OR the service provider:

E-Procurement Technologies Limited (AuctionTiger)
CMMi-5 Level Company

Address: B-704, Wall Street - II,

Opp. Orient Club, Nr. Gujarat College,

Ellis Bridge, Ahmedabad - 380006

Gujarat (India)

Email ID: praveen.thevar@auctiontiger.net & maharashtra@auctiontiger.net

Contact Details: 9722778828 - 079 6120 0596/95/94 079-61200500

Mr. Praveen Kumar Thevar- Asst. Manager

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Disclaimer/Special Instruction/Caution

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canbank Factors Limited 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.

E auction has been carried out by Canbank Factors limited through its service provider as per Section 13(4) SARFAESI act 2002. Property will be sold as is, where is and what is basis without recourse to Creditor for any dispute, litigation if any. Bidders are free to verify every required details pertaining to the property before participating in e auction.

Place: Mumbai

DATE: 07.10.2020

AUTHORISED OFFICER

Canbank Factors Ltd

(Mumbai Branch)

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Near CST Station Mumbai-400001

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