



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

दबावग्रस्त आस्ति प्रबंधन शाखा / **Stressed Asset Management Branch**, केनरा बैंक / **Canara Bank**, अंचल कार्यालय बिल्डिंग / Circle Office Building, आठवीं मंजिल, 'बी' विंग / 8th Floor, 'B' Wing, सी-14, जी-ब्लॉक / C-14, G-Block, बॉन्डा-कुर्ला कॉम्प्लेक्स / Bandra-Kurla Complex, बॉन्डा पूर्व / Bandra East, मुंबई / Mumbai- 400 051.

Email : cb15550@canarabank.com TEL. - +91 22 26728744/ 26728771/26728793 WEB :: www.canarabank.com

REF: SARFAESI/E-Auction/Omshree/240/2025

Date: 04.10.2025

To,

M/s Om Shree Pharma Chem Pvt Ltd A- 401, 4 th floor, Master Mind III Aarey Milk Colony, Goregaon (East) Mumbai-400 061	Mr Kirfi M Kanakia Flat No 201 & 202 On Second Floor, Quarter Deck Chs Ltd, Jp Road Versova, Andheri West 400058
Ms Prominent Exim Pvt Ltd Corporate Guarantor of Ms Om Shree Pharma Pvt Ltd A-102, Jayant Apartment, Sahar Road, opp Cargo Complex Andheri East Mumbai-400099	Mr Nikunj K Kanakia Flat No 201 & 202 On Second Floor, Quarter Deck Chs Ltd, Jp Road Versova, Andheri West 400058

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, SAM 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 SAM 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 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.

कृते केनरा बैंक
Yours faithfully
For CANARA BANK

AUTHORIZED OFFICER
CANARA BANK, SAM BRANCH, MUMBAI.



Encl: Sale Notice dated 04.10.2025



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(Auction Sale Notice for 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 provision to Rule 8 (6) & 9 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, symbolic possession of which has been taken by the Authorized Officer of Canara Bank, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **30.10.2025** for recovery of Rs. 2,62,67,22,517.94 (Rupees Two Hundred Sixty two crore Sixty Seven lacs Twenty Two Thousand Five hundred and Seventeen Rupees and Ninety Four paisa only) as on 30.09.2025 plus interest and charges from 01.10.2025 till the date of realization) due to Canara Bank due to the SAM Branch of Canara Bank from borrower **M/s Om Shree Pharma Chem Pvt Ltd, Mr Kirti M Kanakia, Mr Nikunj K Kanakia, M/s Prominent Exim Pvt Ltd (Borrower and guarantors)**. The reserve price will be Rs. **2,65,91,000.00** and the Earnest Money Deposit will be Rs. **26,59,100.00**.

1	Name and Address of the Secure Creditor	Canara Bank, SAM Branch, Circle Office Building, 8 th Floor, 'B' Wing, C-14, G-Block, Bandra-Kurla Complex, Bandra East, Mumbai- 400 051.
2	Name and Address of the Borrower & Guarantor	1. M/s Om shree Pharma Chem Pvt Ltd A- 401, 4 th floor, Master Mind III Aarey Milk Colony, Goregaon (East) Mumbai- 400 061 2. Mr Kirti M Kanakia (Guarantor) Flat No 201 & 202 On Second Floor, Quarter Deck Chs Ltd, Jp Road Versova, Andheri West 400058 3. Mr Nikunj K Kanakia (Guarantor) Flat No 201 & 202 On Second Floor , Quarter Deck Chs Ltd, Jp Road Versova, Andheri West 400058 4. Ms Prominent Exim Pvt Ltd (Corporate Guarantor) A-102, Jayant Apartment, Sahar Road, opp Cargo Complex Andheri East Mumbai-400099
3	Total liabilities as on 30.09.2025	Rs. 2,62,67,22,517.94 (Rupees Two Hundred Sixty two crore Sixty Seven lacs Twenty Two Thousand Five hundred and Seventeen Rupees and Ninety Four paisa only) as on 30.09.2025 plus further Interest and cost from 01.10.2025
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction	E-auction M/s PSB ALLIANCE (BAANKNET) Helpline Number:8291220220, 9892219848 Email: support.BAANKNET@psballiance.com Website: https://baanknet.com/ 30.10.2025 (11.30.am to 12.30 pm) (with unlimited extension of 5 min. duration each till the conclusion of the sale).



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	d) Place of Auction	Online
5	Details of Property/ies	Office Premises at Mid-Level between Ground floor & First Floor in commercial premises "X" Cube, plot no C-16, C.T.S No 636 Survey No 41 off Link Road Village, Oshiwara, Andheri West-400 053 having carpet area of 1066.00 Sq. Ft. & Built-up area of 1279.00 Sq Ft standing in the name of M/s Om Shree Pharmachem Pvt Ltd
6	Reserve Price	Rs.2,65,91,000.00
7	Earnest Money Deposit	Rs. 26,59,100.00
8	The property can be inspected	28.10.2025 (Between 10.00 AM to 02.00 PM)

9. Other Terms and conditions:

- The property/ies will be sold in AS is where is", As is what is", and Whatever there is" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected on **28.10.2025 between 10:00 am and 02:00 pm.**
- Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 7046612345/ 6354910172 /8291220220 /9892219848 /8160205051, Email:support.BAANKNET@psballiance.com).
- The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs. 26,59,100.00 being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan on or before **28.10.2025 at 05:00 PM.**
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 1,00,000/- (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.
- The incremental amount/price during the time of each extension shall be Rs. 1,00,000/- (Incremental price) and time shall be extended to 5 (minutes) when valid bid received in last minutes.
- Sale shall be confirmed in favour of the successful bidder subject to confirmation of the same by the secured creditor.
- The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on same day and or not later than next working day and the balance 75% amount of sale price to be deposited 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.
- The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. 209272434 of Canara Bank, Stressed Assets Management Branch, IFSC Code CNRB0015550.



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- k. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- l. For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1% of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.
- m. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e- Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
- n. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to Interested bidders at site on 28.10.2025 from 10:00 a.m.to 02:00 pm.
- o. Authorized officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p. For further details Mr. Shakti Kumar Sharma, Authorized Officer/ Chief Manager, Canara Bank, Stressed Assets Management Branch, Mumbai (Ph. No. 02226728744 Mob. No. 8655963492) or Mr. Rupesh Pillewan, Manager, (Mob No.9380160126) E-mail id: cb15550@canarabank.com may be contacted during office hours on any working day. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com./support.ebkray@procure247.com).

कृत केनरा बैंक

For CANARA BANK

Place: Mumbai
Date: 04.10.2025

Authorized Officer
Canara Bank, SAM Branch, Mumbai



