

ARM BRANCH MUMBAI
 4th FLOOR, CANARA BANK BUILDING, ADI MARZBAN STREET, MUMBAI – 400 001.
 Email : cb2360@canarabank.com TEL. - 8655948019 WEB :: www.canarabank.com

REF: CB/ARM/SARFAESI/E-AUCTION/OMSAIMERCANTILE/2025-26/SK DATE: 07.03.2026

M/s Om Sal Mercantile Pvt. Ltd. 403, SuratSadan Building, Surat Street, 4 th Floor, Masjid Bunder East, Mumbai-400009.	Mr. Dalbir Singh Bhatti, Flat No.401, 4 th Floor, Sunder Niwas, Plot No.14, Laxmi Colony, Chembur, Mumbai-400074.
Mr. Raju Singh Bhatti, Flat No. 401, 4 th Floor, Sunder Niwas, Plot No.14, Laxmi Colony, Chembur, Mumbai-400074	Mr Kuldeep Singh Bhatti 403, 4 th Floor, SuratSadan Premises Cooperative Society Ltd., Dana Bunder, Masjid Bunder (East),Mumbai 400009
Mr. Kuldeep Singh Bhatti, Flat No.401, 4 th Floor, Sunder Niwas, Plot No.14, Laxmi Colony, Chembur, Mumbai-400074.	Mr Kuldeep Singh Bhatti 409, 4 th floor, Surat Sadan Premises Cooperative Society Limited, Dana Bunder Masjid Bunder (East),Mumbai-400 009

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.

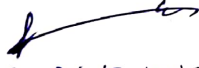
As you are aware, I, on behalf of Canara Bank, ARM Branch, Mumbai have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our ARM Branch, Mumbai of Canara Bank.

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.

Yours faithfully,

केनरा बँक / FOR CANARA BANK


 सुदर्शन जोशी / Sudarshan Joshi
AUTHORIZED OFFICER
 अधिकृत अधिकारी
 आसिटी वसुली प्रबंधन शाखा (2360)
 ASSET RECOVERY OFFICER, BRANCH
 मुंबई / MUMBAI-400 001.

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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 **Physical 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 **27.03.2026** for recovery of Rs. **87,18,63,621.06** (as on 30.06.2025 plus further interest and charges from 01.07.2025) due to the ARM Branch of Canara Bank from **M/s.Om Sal Mercantile Pvt. Ltd.** with Regd. address at, 403, Surat Sadan Building, Surat Street, 4th Floor, Masjid Bunder (East), Mumbai 400009, represented by its Directors Mr. Dalbir Singh Bhatti, Mr. Kuldeep Singh Bhatti and Mr. Raju Singh Bhatti:

Sr. No.	Description of the Property	Reserve Price	Earnest Money Deposit
1.	All that part and parcel of Office Premises no. 403, 4 th Floor, Surat Sadan Premises Cooperative Society Ltd, Dana Bunder, Masjid Bunder (East), Mumbai- 400 009 owned by Mr Kuldeep Singh Bhatti (Built Up area of 295 Sq.ft.on plot no.88/89. C S No.69, Division Princess Dock bearing plot no.88 & 89, C S No.69 of City & Suburban registration at Surat Street, Masjid Bunder (East), Mumbai-400009 in the name of Kuldeep Singh Bhatt. North - Open Space South - Office No 405 East - Office No 403 West - Office No 404	Rs.26,25,000/-	Rs.2,62,500/-
2.	All that part and parcel of Office premises bearing no.409, 4 th floor, Surat Sadan Premises Cooperative Society Limited, situated on piece & parcel land, falls in Princess Dock Division, bearing plot no.88 & 89, C S No.69 of City & Suburban registration at Surat Street, Masjid Bunder (East), Mumbai-400009 in the name of Kuldeep Singh Bhatt. (Built Up area of 226 sqft.) North - Office No 410 South - Open Space East - Open Space West - Office No 408	Rs. 20,42,000/-	Rs.2,04,200/-

The Earnest Money Deposit shall be deposited on or before **25.03.2026** upto 5.00 p.m.

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1.	Name and Address of the Secured Creditor	:	Canara Bank, ARM Branch, 4 th Floor, Canara Bank Building, AdiMarzban Street, Ballard Estate, Mumbai – 400 001.
2.	Name and Address of the Borrower(s) / Guarantor(s)	:	M/s.Om Sai Mercantile Pvt.Ltd. Regd. address at 403,Surat SadanBuilding,Surat Street,4 th Floor,MasjidBunder East, Mumbai 400009 Represented by its Directors: Mr.Dalbir Singh Bhatti Flat No.401, 4 th Floor, Sunder Niwas, Plot No.14, Laxmi Colony, Chembur, Mumbai-400074 Mr. Kuldeep Singh Bhatti Flat No.401, 4 th Floor, Sunder Niwas, Plot No.14, Laxmi Colony, Chembur, Mumbai-400074. Mr. Raju Singh Bhatti Flat No. 401, 4 th Floor, Sunder Niwas, Plot No.14, Laxmi Colony, Chembur, Mumbai-400074.
3.	Total Liabilities as on 30.06.2025	:	Rs. 87,18,63,621.06 (as on 30.06.2025 plus further interest and charges from 01.07.2025)
4.	a. Mode of Auction b. Details of Auction Service Provider c. Date & Time of Auction d. Portal of E-auction	:	E-auction BAANKNET.COM 27.03.2026(11.00.am to 12.00 pm) (with unlimited extension of 5 min. duration each till the conclusion of the sale) https://baanknet.com/
5.	Reserve Price	:	As per Sale Notice

6 Other terms and conditions:

- The property/ies will be sold in "As is where is", "As is what 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 as mentioned above.
- 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) being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the

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- Challan therein to deposit the EMD through RTGS /NEFT in the account details as mentioned in the said challan" on or before **25.03.2026** up to **5.00 PM**.
- f. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **25.03.2026** upto 5 p.m. to Canara Bank, ARM Branch by hand or by email.
- i. 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.
- ii. Bidders Name, Contact No., Address, E-Mail Id.
- g. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs.10,000/-** (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.
- h. The incremental amount/price during the time of each extension shall be Rs.10,000/- (incremental price) and time shall be extended to **5** (minutes) when valid bid received in last minutes.
- i. Sale shall be confirmed in favour 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 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.
- k. 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, ARM MUMBAI Branch, IFSC Code CNRB0002360**.
- l. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- m. 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.
- n. 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.
- o. 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 with Prior Appointment of Authorized Officer.

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