

Ref: CNRB: KATHWADA: E-AUCTION:JAN-2024:RL

Date: 18/12/2023

BORROWER	M/S SWAADSADAN BAKES AND BEVERAGES PVT LTD H 501 SHRINAND CITY 5 B/S EXPRESS HIGHWAY ,NEW MANINAGAR RAMOL, AHMEDABD-382449.
BORROWER	DIRECTOR-1 SHRI.NIKET ASHOKBHAI JADAV H 501 SHRINAND CITY 5 NEW MANINAGAR BESIDE EXPRESS HIGHWAY RAMOL, AHMEDABD-382449.
BORROWER	DIRECTOR -2 SMT.BHAWANA SHIVKUMAR CHAUHAN H 502 SHREE NAND CITY-5 B/S BARODA EXP HIGHWAY NEW MANINAGAR , RAMOL AHMEDABAD-382443
GUARANTOR	SHRI.NIKET ASHOKBHAI JADAV H 501 SHRINAND CITY 5 NEW MANINAGAR BS EXPRESS HIGHWAY RAMOL, AHMEDABD-382449.
GUARANTOR	SMT.BHAWANA SHIVKUMAR CHAUHAN H 502 SHREE NAND CITY-5 B/S BARODA EXP HIGHWAY NEW MANINAGAR , RAMOL AHMEDABAD-382443
GUARANTOR	SHRI.ASHOKBHAI JADAV 3 26TH JANUARY APPARTMENT L G CORNER MANINAGAR MANINAGAR , AHMEDABAD-380008

Dear Sir/Madam,

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, Kathwada Branch 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 Kathwada Branch of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Kathwada Branch

Shop No 19-24, Span Arcade, Opposite Pashupatinath Temple, Kathwada Singarwa Kathwada Ahmedabad 382430

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Hence, in terms of the provisions of the subject Act and Rules made thereunder, 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,

कृते, केनरा बैंक/For, Canara Bank

अधिकृत अधिकारी/Authorised Officer

**AUTHORISED OFFICER
CANARA BANK
ENCLOSURE – SALE NOTICE**

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 proviso 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 property mortgaged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Kathwada Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on **30/01/2024**, for recovery of **Rs. 72,87,261.73 (Rupees Seventy two lakh eighty seven thousands two hundred sixty one and paise seventy three only)** as on 12/09/2023 in Term Loan together with further interest from 13/09/2023, and **Rs.20,28,176.62 (Twenty Lakh twenty eight thousand one hundred seventy six and paise sixty two only)** as on 30/09/2023 in Cash credit loan together with further interest from 01/10/2023 plus further interest and charges there on due to the Kathwada Branch of Canara Bank from borrower, **M/S SWAADSADAN BAKES AND BEVERAGES PVT LTD DIRECTOR-1 SHRI.NIKET ASHOKBHAI JADAV AND DIRECTOR -2 SMT.BHAWANA SHIVKUMAR CHAUHAN.**

The reserve price will be **Rs.19,58,000.00 (Rupees Ninteen Lakh Fifty Eight Thousand only)** and the earnest money deposit will be **Rs.1,95,800.00 (Rupees One Lakh Ninety five thousand Eight Hundred only)**. The Earnest Money Deposit shall be deposited on or before 29/01/2024.

Kathwada Branch

Shop No 19-24, Span Arcade, Opposite Pashupatinath Temple, Kathwada Singarwa Kathwada Ahmedabad 382430

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Canara Bank

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**सिंडिकेट Syndicate****Details and full description of the property:**

The Immovable property of Flat No.502 on 5TH Floor in the Block No.H having its area admeasuring 88.95 sq.mtrs., alongwith undivided share of the said land in building/scheme known as "Shreenanad City-5" Constructed on Land bearing Final Plot No.54/2 adm 2368 sq mtrs & 54/5 adm 1639 sq mtrs of total adm. about 4007 sq.mtrs., of Town Planning scheme no 107 Survey no 588/3 & 588/7 situated lying and being at Mouje- Ramol Ta. Vatva Dist Ahmedabad and sub District of Ahmedabad -11 (Aslali) in name of Ms Bhawana S Chauhan

Bounded:

On the North by	Marginal land	On the East by	Lift then land of open Terrace
On the South by	Flat no H-501	On the West by	Marginal land

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact **Manager, Canara Bank, Kathwada Branch, Ahmedabad** (Ph. No. 079-29606272, 8238060272) during office hours on any working day.

कृते, केनरा बैंक/For, Canara Bank

अधिकृत अधिकारी/Authorised Officer

Date : 18/12/2023

Place : Ahmedabad

**Authorised Officer
CANARA BANK****DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 18/12/2023**

Name and Address of the Secured Creditor	Canara Bank, Kathwada Branch Shop No 19-24, Span Arcade, Opposite Pashupatinath Temple, Kathwada Singarwa Kathwada Ahmedabad 382430
BORROWER	M/S SWAADSADAN BAKES AND BEVERAGES PVT LTD H 501 SHRINAND CITY 5 B/S EXPRESS HIGHWAY ,NEW MANINAGAR RAMOL, AHMEDABD-382449.
BORROWER	DIRECTOR-1 SHRI.NIKET ASHOKBHAI JADAV H 501 SHRINAND CITY 5 NEW MANINAGAR BESIDE EXPRESS HIGHWAY RAMOL, AHMEDABD-382449.

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**सिंडिकेट Syndicate**

BORROWER	DIRECTOR -2 SMT.BHAWANA SHIVKUMAR CHAUHAN H 502 SHREE NAND CITY-5 B/S BARODA EXP HIGHWAY NEW MANINAGAR , RAMOL AHMEDABAD-382443
GUARANTOR	SHRI.NIKET ASHOKBHAI JADAV H 501 SHRINAND CITY 5 NEW MANINAGAR BS EXPRESS HIGHWAY RAMOL, AHMEDABD-382449.
GUARANTOR	SMT.BHAWANA SHIVKUMAR CHAUHAN H 502 SHREE NAND CITY-5 B/S BARODA EXP HIGHWAY NEW MANINAGAR , RAMOL AHMEDABAD-382443
GUARANTOR	SHRI.ASHOKBHAI JADAV 3 26TH JANUARY APPARTMENT L G CORNER MANINAGAR MANINAGAR , AHMEDABAD-380008

1. **Total liabilities as on 12/09/2023: Rs. 93,15,438.35 plus interest and charges thereon**

2. (a) **Mode of auction : E-auction**

(b) **Details of Auction Service Provider: M/s CANBANK COMPUTER SERVICES LTD.CanbankComputer Services Ltd.No. 218, J P Royale,1st Floor, Sampige Road, 2nd Main, Malleswaram, Bengaluru – 560003 Contact Person Name. Mr. PratapKanjilal& D.D. Pakhre, Contact No. 9832952602 / 9911293517 / 8898418010 / 080-23469665 / 9480691777, Email id:eauction@ccsl.co.in / ccsl auction@gmail.com.**

(c) **Date & Time of Auction: 30/01/2024 (1:00 PM TO 3:00 PM)**

(d) **Place of Auction : Gandhinagar**

3. **Reserve Price : Rs.19,58,000.00 (Rupees Ninteen Lakh Fifty Eight Thousand only)**

Other terms and conditions :

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://indianbankseauction.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 Authorised Officer, on 16.01.2024 between 10:30 AM TO 05:00 PM.

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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.

d) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Kathwada Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Kathwada Branch, A/c No.209272434 IFSC Code: CNRB0004534 on or before 29/01/2024.

e) Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider **M/s CANBANK COMPUTER SERVICES LTD.** Canbank Computer Services Ltd.No. 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Malleswaram, Bengaluru – 560003 Contact Person Name. Mr. PratapKanjilal & D.D. Pakhre, Contact No. 9832952602 / 9911293517 / 8898418010 / 080-23469665 / 9480691777, Email id: eauction@ccsl.co.in / ccsleauction@gmail.com.

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 29/01/2024 to Canara Bank, Kathwada Branch, by hand or by email.

i) 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 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.

g) The intending bidders should register their names at portal <https://indianbankseaauction.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 CANBANK COMPUTER SERVICES LTD.** Canbank Computer Services Ltd.No. 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Malleswaram, Bengaluru – 560003 Contact Person Name. Mr. PratapKanjilal & D.D. Pakhre, Contact No. 9832952602 / 9911293517 / 8898418010 / 080-23469665 / 9480691777, Email id: eauction@ccsl.co.in / ccsleauction@gmail.com.

h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 10,000.00**. 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.

j) 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,

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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) For sale proceeds of Rs. 50,00,000.00 (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.

l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

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 concerned Circle Office, Ahmedabad or Kathwada branch which, as a facilitating centre, shall make necessary arrangements.

o) For further details, contact **Manager, Canara Bank, Kathwada Branch, Ahmedabad** (Ph. No. 079-29606272, 8238060272) e-mail id cb4534@canarabank.com OR the service provider **M/s CANBANK COMPUTER SERVICES LTD.** CanbankComputer Services Ltd.No. 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Malleswaram, Bengaluru – 560003 Contact Person Name. Mr. PratapKanjilal & D.D. Pakhre, Contact No. 9832952602 / 9911293517 / 8898418010 / 080-23469665 / 9480691777, Email id: eauction@ccsl.co.in / ccsleauction@gmail.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.

कृते, केनरा बैंक/For, Canara Bank

अधिकृत अधिकारी/Authorised Officer

Place: AHMEDABAD

Date: 18/12/2023

Authorised Officer
Canara Bank

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