



(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: E-AUCTION/JUNE/23/2

Date: 03-08-2023

To,

1. MR. DEVRAJ J. ARORA and MR. PAWAS DEVRAJ ARORA (Borrower)
B 102 VAIDEHI HOMES BH SHAYONA CHAMBERS KUMEDAN FALIYA RAJMAHAL
ROAD VADODARA GUJARAT 390001
2. BHAVESH NARAYANBHAI KADAM (Guarantor)
A 301 ASHOKAVATIKA OPP YOGINI HOSPITAL GOYAGATE SOCIETY
VADODARA-390004

Dear Sir/Madam,

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.

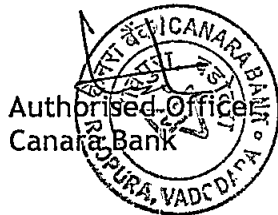
As you are aware, I on behalf of Canara Bank, VADODARA RAOPURA branch have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our VADODARA RAOPURA Branch of Canara Bank.

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,



ENCLOSURE - SALE NOTICE



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EAUCTION SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets 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 properties charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on **12-09-2023**, for recovery of Rs.11,90,468.84 AS ON 13.04.2021 plus further interest and other charges due to the VADODARA RAOPURA Branch of Canara Bank from 1. MR. DEVRAJ J. ARORA and MR. PAWAS DEVRAJ ARORA (Borrower) 2. BHAVESH NARAYANBHAI KADAM (Guarantor).

a) The Reserve price & EMD of the properties will be as follows::

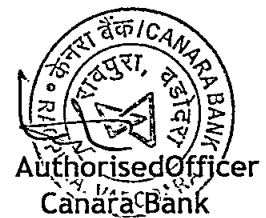
Full Description of Property	Reserve Price	EMD Amt.
FLAT NO B-101, FIRST FLOOR, TOWER -B , VAIDEHI HOMES, B/H MUSIC COLLEGE, KUMEDAN FALIYA, NR. SAYONA CHAMBERS RAJMAHAL ROAD , DANDIA BAZAR, VADODARA BOUNDED AS: EAST- COMMON STAR AND FLAT NO. B 103, WEST- FLAT NO. A-104, NORTH-FLAT NO. B-102, SOUTH-OTS, TOWER D&E	10,50,000.00	105,000.00

The Earnest Money Deposit shall be deposited on or before dt.11-09-2023.

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 Branch Manager, VADODARA RAOPURA Branch, Canara Bank, Ph. No. 079-69027813/ 818/ 820/ 821 during office hours on any working day.

Place: VADODARA RAOPURA

Date: 03-08-2023





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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 03-08-2023

1. Name and Address of the Secured Creditor: Canara Bank, VADODARA RAOPURA Branch.
2. Name and Address of the Borrower(s)/ Guarantor(s):

1. MR. DEVRAJ J. ARORA and MR. PAWAS DEVRAJ ARORA (Borrower)
B 102 VAIDEHI HOMES BH SHAYONA CHAMBERS KUMEDAN FALIYA
RAJMAHAL ROAD VADODARA GUJARAT 390001
2. BHAVESH NARAYANBHAI KADAM(Guarantor)
A 301 ASHOKAVATIKA OPP YOGINI HOSPITAL GOYAGATE SOCIETY
VADODARA-390004

3. Total liabilities: Rs. 11,90,468.84 AS ON 13.04.2021 plus further interest and other charges.

1. (a) Mode of Auction : E-Auction

(b) Details of Auction service provider:

Service Provider	M/s CANBANK COMPUTER SERVICES LTD. Canbank Computer Services Ltd. No. 218, J P Royale, 1 st Floor, Sampige Road, 2 nd Main, Malleswaram, Bengaluru - 560003
Contact Person Name	Mr.PratapKanjilal& D.D. Pakhre
Contact No.	9832952602 / 9911293517 / 8898418010 / 080-23469665 / 9480691777
E-mail ID	eauction@ccsl.co.in / ccsleauction@gmail.com

(c) Date & Time of Auction: 12-09-2023 Time 1.00 PM to 3.00 PM



(d) Place of Auction: Vadodara

5. Reserve Price& EMD Amt.:

Property Details	Reserve Price	EMD Amt.
FLAT NO B-101, FIRST FLOOR, TOWER -B , VAIDEHI HOMES, B/H MUSIC COLLEGE, KUMEDAN FALIYA,NR. SAYONA CHAMBERS RAJMAHAL ROAD , DANDIA BAZAR, VADODARA BOUNDED AS: EAST- COMMON STAR AND FLAT NO. B 103, WEST- FLAT NO. A-104, NORTH-FLAT NO. B-102, SOUTH-OTS,TOWER D&E	10,50,000.00	105,000.00

6. Other terms and conditions:

a) Auction/bidding shall be only through “Online Electronic Bidding” through the website of M/s CANBANK COMPUTER SERVICES LTD. 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 / visited, with prior Appointment with Authorized Officer, on 08-09-2023.

c) The property will be sold not below the Reserve Price.

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, VADODARA RAOPURA Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account “CANARA BANK , VADODARA RAOPURA BRANCH” of Canara Bank, A/c No. 209272434; IFSC Code: CNRB0017041 on or before 11-09-2023.

e) Intending bidders shall hold a valid e-mail address.

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 11-09-2023, to Canara Bank, VADODARA RAOPURA 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.





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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 M/s CANBANK COMPUTER SERVICES LTD. 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.; CONTACT NUMBER :- 9832952602 / 9911293517 / 8898418010 / 080-23469665 / 9480691777. EMAIL:-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 as incremental value. 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, 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 (Rupees Fifty) lacs 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.

(Payment of TDS is at the rate as notified by GOI from time to time and it is the responsibility of the purchaser).

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

m) The Auction Sale is conducted on "As is where is, As is what is and Whatever there is" Basis. Bank is not aware of any pending charges, taxes, etc. Purchasers are bound to verify the same and, if any, have to bear the same.

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





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o) 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 or VADODARA RAOPURA branch, Ahmedabad who, as a facilitating centre, shall make necessary arrangements.

p) For further details contact Mr.Branch Manager, Canara Bank, VADODARA RAOPURA Branch (M- 0265-2424648/09427314783) e-mail id: cb17041@canarabank.com; the Service Provider: M/s CANBANK COMPUTER SERVICES LTD.; CONTECT NUMBER :- 9832952602 / 9911293517 / 8898418010 / 080-23469665 / 9480691777. EMAIL:-eauction@ccsl.co.in / ccslleauction@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.

Place: VADODARA RAOPURA

Date: 03-08-2023

