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ANNEXURE - 14

CANARA BANK

COVERING LETTER TO SALE NOTICE

Ref: PARLE/SAPTAM/E-AUCTION/CC/140.425/22-23

Date: 20/06/2022

To

SAPTAM MANAGEMENT PVT LTD (Borrower)

Address 1: C-218-20 Udhna Udhhyog Nagar, Sahkari Sangh, Opp Bank Of Baroda, Udhna, Surat -394210
SHAILESHKUMAR R SHAH (Director: SAPTAM MANAGEMENT PVT. LTD)

Address 1: C-218-20 Udhna Udhhyog Nagar, Sahkari Sangh, Opp Bank Of Baroda, Udhna, Surat -394210

Address 2: 90, China Gate 2, Behind Gayatri Mandir, Udhana Magdalla Road,
Surat-395007

RICHABEN S SHAH (Director: SAPTAM MANAGEMENT PVT. LTD)

Address 1: C-218-20 Udhna Udhhyog Nagar, Sahkari Sangh, Opp Bank Of Baroda, Udhna, Surat -394210

Address 2: 90, China Gate 2, Behind Gayatri Mandir, Udhana Magdalla Road
Surat-395007

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, 2002¹.

As you are aware, I on behalf of Canara Bank, Parle Point 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 Parle Point 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.

कृते केनरा बैंक
FOR CANARA BANK
Yours faithfully,

मुख्य प्रबंधक/CHIEF MANAGER
परले प्वाइंट, सूरात/ PARLE POINT, SURAT

Authorised Officer, Canara Bank



ENCLOSURE - SALE NOTICE

CC:

M/S SOUTH GUJARAT CONSTRUCTION COMPANY PVT LTD. (MORTGAGOR/GUARANTOR)

Address 1: 201, 2nd Floor, Blue Ribbon, Opp V R Mall, B/S Raghuvir Shell, Near Harmony Residency, Surat-395007

Address 2: 204, 2nd Floor, Blue Ribbon, Opp V R Mall, B/S Raghuvir Shell, Near Harmony Residency, Surat-395007

Address 3: 205, 2nd Floor, Blue Ribbon, Opp V R Mall, B/S Raghuvir Shell, Near Harmony Residency, Surat-395007

Address 4: Office no L-6 situated at 4th Floor of Shubh Plaza, Nr. Ambika Shopping Center, Punagam Road, Puna, Surat-394248

Address 5: Office no L-7 situated at 4th Floor of Shubh Plaza, Nr. Ambika Shopping Center, Punagam Road, Puna, Surat-394248

Address 6: Office no L-8 situated at 4th Floor of Shubh Plaza, Nr. Ambika Shopping Center, Punagam Road, Puna, Surat-394248

MR. CHIRAGKUMAR RAMAN BHAI PATEL (DIRECTOR - M/S SOUTH GUJARAT CONSTRUCTION COMPANY PVT LTD)

Address 1: 201, 2nd Floor, Blue Ribbon, Opp V R Mall, B/S Raghuvir Shell, Near Harmony Residency, Surat-395007

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Address 6: Office no L-8 situated at 4th Floor of Shubh Plaza, Nr. Ambika Shopping Center, Punagam Road, Puna, Surat-394248

Address 7: 49, Vivekanand Township, Palanpur, Taluka, Navyug College, Surat - 395009.



ANNEXURE - 13

(Auction Sale Notice for Sale of Immovable Properties)

CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)

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 property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Canara Bank, Parle Point branch, will be sold on "As is where is", "As is what is", and "Whatever there is" on 08/07/2022, for recovery of Rs. 1,17,04,210.99 (One Crore Seventeen Lakh Four Thousand Two Hundred Ten and Ninety Nine Paise Only) as on 20/06/2022 exclusive of legal expenses & other expenses plus further interest there on due to the Parle Point Branch, Canara Bank from **SAPTAM MANAGEMENT PVT LTD (Directors: Shaileshkumar R Shah and Richaben S Shah)**

The reserve price will be Rs. 1,49,15,800/- (Rs. 22,73,000/- for Prop Sr. No 4, Rs. 22,73,000/- for Prop Sr No 5, Rs. 25,14,600/- for Prop. Sr no. 6, Rs. 35,56,800/- for Prop Sr. No 7, Rs. 42,98,400/- for Prop Sr no 8) and the earnest money deposit will be Rs.14,91,580/- (Rs. 2,27,300/- for Prop Sr. No 4, Rs. 2,27,300/- for Prop Sr No 5, Rs. 2,51,460/- for Prop. Sr no. 6, Rs. 3,55,680/- for Prop Sr. No 7, Rs. 4,29,840/- for Prop Sr no 8). The Earnest Money Deposit shall be deposited on or before 07/07/2022 at Surat Parle Point before 4:00 pm.

Details and full description of the immovable property with known encumbrances, if any.

R S No.600/1, Block no 678/A, F P No 73/1 TPS No. 12, Office no L-6 situated at 4th Floor of Shubh Plaza, Nr. Ambika Shopping Center, Punagam Road, Puna, Surat-394248

Boundaries:

North- Open Space; South- Passage; East- Office no L-7; West- Office no L-5

R S No. 600/1, Block No 678/A, FP No 73/1 Office no L-7 situated at 4th Floor of Shubh Plaza, Nr. Ambika Shopping Center, Punagam Road, Puna Surat-394248

Boundaries:

North- Open Space; South- Passage ;East- Office no L-8; West- Office no L-6

R S No. 600/1, Block No 678/A, FP No 73/1 Office no L-8 situated at 4th Floor of Shubh Plaza, Nr. Ambika Shopping Center, Punagam Road, Puna Surat-394248

Boundaries:

North- Open Space; South- Passage; East- Office no L-8; West- Office No L-7

R S No. 531, New R S No 295, F P no 60 Office No 204 (as per Plan office no 4) Situated at 2nd



floir (as per Plan 3rd floor) of Blue Ribbon Nr. Harmony, Opp V R Mall, Vesu Surat-395007

Boundaries:

North- Open Space; South-Open Space; East- Passage & Office no 203; West- Office no 205

R S No. 531, New R S No 295, F P no 60 Office No 205 (as per Plan office no 5) Situated at 2nd floir (as per Plan 3rd floor) of Blue Ribbon Nr. Harmony, Opp V R Mall, Vesu Surat-395007


Boundaries:

North- Open Space; South-Open Space; East- Office no 204; West- Open Space

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 Parle Point Branch Canara Bank, Ph. No. 9409305926 during office hours on any working day.

Date: 20/06/2022

Place: Surat

 कृते केनरा बैंक
FOR CANARA BANK
Authorized Officer
CANARA BANK

मुख्य प्रबंधक/CHIEF MANAGER
पारले प्वाइंट, सुरत/ PARLE POINT, SURAT



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 20/06/2022

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

SAPTAM MANAGEMENT PVT. LTD (Borrower)

Address 1: C-218-20 Udhna Udhyog Nagar, Sahkari Sangh, Opp Bank Of Baroda, Udhna, Surat -394210

Shaileshkumar R Shah (Director: SAPTAM MANAGEMENT PVT. LTD)

Address 1 : C-218-20 Udhna Udhyog Nagar, Sahkari Sangh, Opp Bank Of Baroda, Udhna, Surat -394210

Address 2: 90, China Gate 2, Behind Gayatri Mandir, Udhana Magdalla Road, Surat-395007

Richaben S Shah (Director: SAPTAM MANAGEMENT PVT. LTD)

Address 1: C-218-20 Udhna Udhyog Nagar, Sahkari Sangh, Opp Bank Of Baroda, Udhna, Surat -394210

Address 2: 90, China Gate 2, Behind Gayatri Mandir, Udhana Magdalla Road, Surat-395007

M/S SOUTH GUJARAT CONSTRUCTION COMPANY PVT LTD. (MORTGAGOR/GUARANTOR)

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Address 6 : Office no L-8 situated at 4th Floor of Shubh Plaza, Nr. Ambika Shopping Center, Punagam Road, Puna, Surat-394248

MR. CHIRAGKUMAR RAMAN BHAI PATEL (DIRECTOR - M/S SOUTH GUJARAT CONSTRUCTION COMPANY PVT LTD)

Address 1 : 201, 2nd Floor, Blue Ribbon, Opp V R Mall, B/S Raghuvir Shell, Near Harmony Residency, Surat-395007

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Surat-395007

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Address 5: Office no L-7 situated at 4th Floor of Shubh Plaza, Nr. Ambika Shopping Center, Punagam Road, Puna, Surat-394248

Address 6: Office no L-8 situated at 4th Floor of Shubh Plaza, Nr. Ambika Shopping Center, Punagam Road, Puna, Surat-394248

Address 7: 49, Vivekanand Township, Palanpur Jakatnaka, Navyug College, Surat - 395009.

M/S SOUTH GUJARAT INFRACON PVT LTD (MORTGAGOR/ GUARANTOR)

Address 1: Shop No 2158, 2nd Floor of West Field Shopping Center, Opp Surya Kiran Apt. Ghoddod Road, Surat-395007

Address 2: Shop No 2159, Situated at 2nd Floor of West Field Shopping Center, Opp Surya Kiran Apt. Ghoddod Road, Surat-395007

Address 3: Shop No 2160, Situated at 2nd Floor of West Field Shopping Center, Opp Surya Kiran Apt. Ghoddod Road, Surat-395007

tal liabilities: Rs. 1,17,04,210.99 (One Crore Seventeen Lakh Four Thousand Two Hundred Ten and Ninety Nine Paise ly) as on 20/06/2022 exclusive of legal expenses & other expenses plus further interest there on.

4. (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. Pratap Kanjilal & 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: 08/07/2022 (01:00 pm to 3:00 pm)

(d) Place of Auction: Parle Point Branch, Canara Bank

Reserve Price: Rs. 1,49,15,800/- (Rs. 22,73,000/- for Prop Sr. No 4, Rs. 22,73,000/- for Prop Sr No 5, Rs. 25,14,600/- for Prop. Sr no. 6, Rs. 35,56,800/- for Prop Sr. No 7, Rs. 42,98,400/- for Prop Sr no 8)

6. Other terms and conditions:



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. Pratap Kanjilal & D.D. Pakhre
Contact No.	9832952602 / 9911293517 / 8898418010 / 080-23469665 / 9480691777
E-mail 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 amount can be decided by the Authorized Officer depending upon the value of the property with a minimum of Rs. 10000.00/- 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 favor 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.

k) For sale proceeds of Rs. 50 lacs (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.

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 or Parle Point branch who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact Manager, Canara Bank, Parle Point Branch (Ph. No. 9409305926 e-mail id: cb17177@canarabank.com) OR the service provider M/s CANBANK COMPUTER SERVICES LTD.

Service Provider	M/s CANBANK COMPUTER SERVICES LTD. Canbank Computer Services Ltd. No. 218, J P Royale
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	1 st Floor, Sampige Road, 2 nd Main, Malleswaram, Bengaluru - 560003
Contact Person Name	Mr. Pratap Kanjilal & D.D. Pakhre
Contact No.	9832952602 / 9911293517 / 8898418010 / 080-23469665 / 9480691777
E-mail 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.

Date: 20/06/2022
Place: Surat

 कृते केनरा बैंक
FOR CANARA BANK

Authorized Officer 
CANARA BANK

मुख्य प्रबंधक/CHIEF MANAGER
पारले पॉइंट, सुरत/ PARLE POINT, SURAT

