

ANNEXURE - 14

CANARA BANK

COVERING LETTER TO SALE NOTICE

Ref: PARLE/SHYAM/E-AUCTION/HL/973.956/22-23

Date: 04/06/2022

To

**Mr. SHYAM B KAPADIYA (Borrower/Mortgagor)**

Address 1: B 228 NANDANVAN TOWNSHIP, NAVAGAM DINDOLI, SURAT-394210

Address 2: HOUSE NO. B/223, NANDANVAN TOWNSHIP VIBHAG B, NR. SWASTIK TOWNSHIP, NR. PRAMUKH PARK BRIDGE, OPP. SHUBHAM TOWNSHIP, NANDANVAN TOWNSHIP ROAD, DINDOLI, SURAT-394210

**Mrs. ARUNABEN BHUPENDRA DALBHATWALA (Co-Borrower/Mortgagor)**

Address 1: B 228 NANDANVAN TOWNSHIP, NAVAGAM DINDOLI, SURAT-394210

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, 2002<sup>1</sup>.

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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.

Yours faithfully,



Authorised Officer, Canara Bank

कृते केनरा बैंक  
FOR CANARA BANK  
ENCLOSURE - SALE NOTICE

C-12-11m3  
मुख्य प्रबंधक / CHIEF MANAGER  
पार्ले प्वाइंट शाखा, सुरत / PARLE POINT BR, SURAT

Mrs. RINA NILANCHAL SHAHU (Guarantor)

Address 1: L 1192 SLUM BOARD, NAVSARI ROAD, SACHIN, SURAT-394230





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 12/07/2022, for recovery of Rs. 23,75,412.29 (Twenty Three Lakh Seventy Five Thousand Four Hundred Twelve and Twenty Nine Paise Only) as on 04/06/2022 exclusive of legal expenses & other expenses plus further interest there on due to the Parle Point Branch, Canara Bank from Mr. SHYAM B KAPADIYA (Borrower/Mortgagor), Mrs. ARUNABEN BHUPENDRA DALBHATWALA (Co-Borrower/Mortgagor), Mrs. RINA NILANCHAL SHAHU (Guarantor),

The reserve price will be Rs.23,97,000/- and the earnest money deposit will be Rs. 2,39,700/- The Earnest Money Deposit shall be deposited on or before 11/07/2022 at Parle Point Branch of Canara Bank between 10:30 am to 4:00 pm.

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

Residential property at HOUSE NO. B/223, NANDANVAN TOWNSHIP VIBHAG B, NR. SWASTIK TOWNSHIP, NI PRAMUKH PARK BRIDGE, OPP. SHUBHAM TOWNSHIP, NANDANVAN TOWNSHIP ROAD, DINDOLI, SURAT-394210

Boundaries: North- House No.224, South- House No.222, East- Open Land, West- Society Road.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Manager Parle Point Branch Canara Bank, Ph. No. 9409305926 during office hours on any working day.

Date: 04/06/2022

Place: Surat



कृते केनरा बैंक  
FOR CANARA BANK  
C-2-A-113  
Authorized Officer  
CANARA BANK  
मुख्य प्रबंधक / CHIEF MANAGER  
पारले पॉइंट शाखा, सुरत / PARLE POINT BR., SURAT

## DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 04/06/2022

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

**Mr. SHYAM B KAPADIYA (Borrower/Mortgagor)**

Address 1: B 228 NANDANVAN TOWNSHIP, NAVAGAM DINDOLI, SURAT-394210

Address 2: HOUSE NO. B/223, NANDANVAN TOWNSHIP VIBHAG B, NR. SWASTIK TOWNSHIP, NR. PRAMUKH PARK BRIDGE, OPP. SHUBHAM TOWNSHIP, NANDANVAN TOWNSHIP ROAD, DINDOLI, SURAT-394210

**Mrs. ARUNABEN BHUPENDRA DALBHATWALA (Co-Borrower/Mortgagor)**

Address 1: B 228 NANDANVAN TOWNSHIP, NAVAGAM DINDOLI, SURAT-394210

**Mrs. RINA NILANCHAL SHAHU (Guarantor)**

Address 1: L 1192 SLUM BOARD, NAVSARI ROAD, SACHIN, SURAT-394230

tal liabilities: Rs. 23,75,412.29 ( Twenty Three Lakh Seventy Five Thousand Four Hundred Twelve and Twenty Nine Paisa only) as on 04/06/2022 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 <sup>st</sup> Floor, Sampige Road, 2 <sup>nd</sup> 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: 12/07/2022 (01:00 pm to 3:00 pm)

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

5. Reserve Price: Rs. 23,97,000/-

6. Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseaction.com> (Mention the website). 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 21/06/2022 (10:30 am to 4:00 pm).

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, Parle Point Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, SL RTGS, A/c No 209272434 IFSC Code: CNRB0017177 on or before 11/07/2022 between 10:30 am to 4:00 pm.

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.

Service Provider	M/s CANBANK COMPUTER SERVICES LTD. Canbank Computer Services Ltd. No. 218, J P Royale, 1 <sup>st</sup> Floor, Sampige Road, 2 <sup>nd</sup> 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

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 11/07/2022 between 10:30 am to 4:00 pm. , to Canara Bank, Parle Point 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://www.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.

Service Provider	M/s CANBANK COMPUTER SERVICES LTD. Canbank Computer Services Ltd. No. 218, J P Royale,
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## | ई-ऑक्शन Syndicate |

	1 <sup>st</sup> Floor, Sampige Road, 2 <sup>nd</sup> 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, 1 <sup>st</sup> Floor, Sampige Road, 2 <sup>nd</sup> Main, Malleswaram, Bengaluru - 560003
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# केनरा बैंक Canara Bank

सिंडिकेट Syndicate

Contact Person Name	Mr. Pratap Kanjilal & D.D. Pakhre
Contact No.	9832952602 / 9911293517 / 8898418010 / 080-23469665 / 9480691777
E-mail ID	eauction@ccsl.co.in / ccsleauktion@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: 04/06/2022  
Place: Surat



C-27m3

Authorized Officer  
CANARA BANK