

Ref: ARM/ E-AUCTION/AUGUST/30.08.2022

Date: 25-07-2022

To,

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)

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

Address 2 : 90, China Gate 2, B/h Gayatri Mandir, Udhana Magdalla Road, Surat-395007.

Richaben S Shah (Director)

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

Address 2 : 90, China Gate 2, B/h Gayatri Mandir, Udhana Magdalla Road, Surat-395007.

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, Surat 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 Surat 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



ENCLOSURE - SALE NOTICE

आस्ति्यां वसूली प्रबन्धन शाखा / ASSET RECOVERY MANAGEMENT BRANCH
सातमा तल / 7th Floor, गिफ्ट वन बिल्डींग / GIFT One Building,
गुजरात आंतरराष्ट्रीय फ़ायनान्स टेक सिटी / Gujarat International Finance Tech City,
गांधीनगर-३८२ ३५५ / Gandhinagar- 382355

Tel. 079-69027813/ 818/ 820/ 821
Email: cb3966@canarabank.com



(A GOVERNMENT OF INDIA UNDERTAKING)

E AUCTION 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 30-08-2022, for recovery of Rs 11111004.50 plus further interest and other charges due to the Surat Parle Point Branch of Canara Bank from SPTAM MANAGEMENT PVT LTD.

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

| Full Description of Property | Reserve Price | EMD Amt. |
|---|---------------|-------------|
| 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 | 22,73,000.00 | 2,27,300.00 |
| 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 | 22,73,000.00 | 2,27,300.00 |
| 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- Lift/ Stair; West- Office No L-7 | 25,14,600.00 | 2,51,460.00 |
| 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 floor (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 | 35,56,800.00 | 3,55,680.00 |

आस्तियां वसूली प्रबन्धन शाखा/ ASSET RECOVERY MANAGEMENT BRANCH
सातमा तल / 7th Floor, गिफ्ट वन बिल्डिंग / GIFT One Building,
गुजरात आंतरराष्ट्रीय फाइनेन्स टेक सिटी/ Gujarat International Finance Tech City,
गांधीनगर-३८२३५५/ Gandhinagar- 382355

Tel. 079-69027813/ 818/ 820/ 821
Email: cb3966@canarabank.com




| Full Description of Property | Reserve Price | EMD Amt. |
|--|---------------|-------------|
| 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 florr (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 | 42,98,400.00 | 4,29,840.00 |

The Earnest Money Deposit shall be deposited on or before dt. 29-08-2022.

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

Place: SURAT
Date: 25-07-2022


Authorised Officer
Canara Bank





(A GOVERNMENT OF INDIA UNDERTAKING)

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25-07-2022

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

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)

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

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Richaben S Shah (Director)

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

Address 2 : 90, China Gate 2, B/h Gayatri Mandir, Udhana Magdalla Road, Surat-395007.

3. Total liabilities: Rs. 11111004.50 plus further interest and other charges thereon.

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. 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: 30-08-2022 Time 1.00 PM to 3.00 PM

(d) Place of Auction: Gandhinagar

आस्तिर्या वसुली प्रबन्धन शाखा/ ASSET RECOVERY MANAGEMENT BRANCH
सातमा तल / 7th Floor, गिफ्ट वन बिल्डींग / GIFT One Building,
गुजरात आंतरराष्ट्रीय फाइनेन्स टेक सिटी/ Gujarat International Finance Tech City,
गांधीनगर-३८२३५५/ Gandhinagar- 382355

Tel. 079-69027813/ 818/ 820/ 821
Email: cb3966@canarabank.com



5. Reserve Price & EMD Amt.:

| Full Description of Property | Reserve Price | EMD Amt. |
|---|---------------|-------------|
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6. Other terms and conditions:



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 गुजरात आंतरराष्ट्रीय फ़ाइनेन्स टेक सिटी/ Gujarat International Finance Tech City,
 गांधीनगर-३८२३५५/ Gandhinagar- 382355

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 Email: cb3966@canarabank.com



(A GOVERNMENT OF INDIA UNDERTAKING)

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 10-08-2022.

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, ARM Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account "CANARA BANK, Surat Parle Point BRANCH" of Canara Bank, A/c No. 209272434; IFSC Code: CNRB0017177 on or before 29-08-2022.

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 29-08-2022, to Canara Bank, Surat 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 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.



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गुजरात आंतरराष्ट्रीय फाइनेन्स टेक सिटी/ Gujarat International Finance Tech City,
गांधीनगर-३८२३५५/ Gandhinagar- 382355

Tel. 079-69027813/ 818/ 820/ 821
Email: cb3966@canarabank.com

i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples 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.

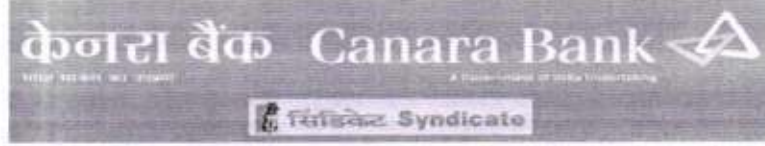
m) The Auction Sale is conducted on "As is where is, As is what is and Whatever there is" Basis. Bank is not aware of any pending charges, taxes, etc. Purchasers are bound to verify the same and, if any, have to bear the same.

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

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 ARM branch, Ahmedabad who, as a facilitating centre, shall make necessary arrangements.

p) For further details contact **Mr. Branch Manager, Canara Bank, Surat Parle Point Branch** (M-8238091994) e-mail id: cb17177@canarabank.com; the Service Provider: M/s CANBANK COMPUTER SERVICES LTD.; CONTACT NUMBER :- 9832952602 / 9911293517 / 8898418010 / 080-23469665 / 9480691777. EMAIL:- eauction@ccsl.co.in / ccsleauktion@gmail.com





(A GOVERNMENT OF INDIA UNDERTAKING)

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: SURAT
Date: 25-07-2022


Authorised Officer
Canara Bank



