

Date: 18-07-2022

Borrower	M/s Century Ventures 71, Soham Industrial Park, Mahijda Bareja Road, Mahijda, Ahmedabad - 382425
Partners/Guarantors	Shri.Yogeshkumar Navaratan Todi D-103, Ariana, Behind Shilaj Lake, Near Shalin Bunglows, Shilaj, Ahmedabad -380058  Smt. Manisha Yogeshkumar Todi D-103, Ariana, Behind Shilaj Lake, Near Shalin Bunglows, Shilaj, Ahmedabad - 380058

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) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

[illegible]

As you are aware, I on behalf of Canara Bank, Asset Recovery Management 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 Asset Recovery Management 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

આસ્તિયાં વસૂલી પ્રબન્ધન શાખા/ ASSET RECOVERY MANAGEMENT BRANCH  
સાતમા તલ / 7th Floor, ગિફ્ટ બન બિલ્ડીંગ / GIFT One Building,  
ગુજરાત આંતરરાષ્ટ્રીય ફાઇનાન્સ ટેક સિટી/ Gujarat International Finance Tech City,  
ગાંધીનગર-૩૮૨૩૫૫/ Gandhinagar- 382355

Tel. 079-69027813/ 818/ 820/ 821  
Email: [cb3966@canarabank.com](mailto: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) & 9(1) 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 06-08-2022 for recovery of Rs.1,19,01,138/- (Rupees One Crore Nineteen Lakhs One Thousand One Hundred And Thirty Eight Only) as on 31/05/2021 in cash credit Limit together with further interest from 01/06/2021, Rs.5,90,35,949.42 (Rupees Five Crores Ninety Lakhs Thirty Five Thousand Nine Hundred And Forty Nine And Paise Forty Two Only) in Term Loan as on 03/06/2021 together with further interest from 04/06/2021. Rs. 4,12,55,667.00 (Rupees Four Crores Twelve Lakhs Fifty Five Thousand Six Hundred Sixty Seven Only) in working Capital Term loan as on 27/05/2021 together with further interest from 28/05/2021 and Rs. 6,60,458.00 (Rupees Six Lakhs Sixty Thousand Four Hundred And Fifty Eight Only) in Covid funded interest term loan as on 31/05/2021 together with further interest from 01/06/2021 due to the ARM Branch, Ahmedabad of Canara Bank from M/s Century Ventures (Partners Shri Yogeshkumar Navaratan Todi and Smt. Manishaben Yogeshkumar Todi)

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

SR	Property Details	Reserve Price	EMD Amt.
1	<p>All that piece and parcel of land and buildings existing and/or to be constructed thereon together with easementary and appurtenants thereto of Office No: B-901, 9th Floor, Dev Aurum, Nr. Dev Atlier, Nr. Madhur Hall, Nr. Anand Nagar Cross Road, Nr. Shell Petrol Pump, 100 Ft. Anand Nagar Road, Prahaladnagar, Ahmedabad – 380015</p> <p>Bounded: On North by :- Office No. 902 On East by:- Passage &amp; Office No. 905 On South by:- Entrance &amp; Passage, Office No. 911 On West by:- Stair</p>	Rs. 40,80,000/-	Rs 4,08,000/-





SR	Property Details	Reserve Price	EMD Amt.
2	<p>All that piece and parcel of land and buildings existing and/or to be constructed thereon together with easementary and appurtenants thereto</p> <p>Plot No.71/A admeasuring 3103.77 sqmtrs. Together with individed proportionate share of Road admeasuring 102.83 sq.mtrs. i.e.total 3206.60 sqmtrs. of Block No.384 of Mouje – Timba.</p> <p>And</p> <p>Plot No.71/B admeasuring 1694.93 sq.mtrs. together with undivided proportionate share of Road admeasuring 146.40 sq.mtrs i.e. total 1841.33 sq.mtrs of Block No.192 paiki of Mouje- Mahijada.</p> <p>Total Plot No. 71/A and 71/B admeasuring 5047.93 sqMtrs(at site known as Plot No. 71) together with construction to be constructed thereon, in a scheme known as “Shoham Integrated Textile Park” at Survey No. 384 of Mouje- Timba and Survey No.192 Paiki of Mouje- Mahijidapaiki Village: Timba and Mahijada, Taluka: Dascroi, District: Registration District Ahmedabad and Sub-District of Ahmedabad – 11 (Aslali).</p> <p>Bounded: On North by :- Internal Road On East by:- Internal Road On South by:- Sub Plot No.69 On West by:- Sub Plot No.72/A</p>	Rs. 5,38,20,000/-	Rs 53,82,000/-

b) The Earnest Money Deposit shall be deposited on or before dt. 05-08-2022.

Details and full description of the property(ies):

Sr	Details of the Security	Name of the Title holder
1.	<p>All that piece and parcel of land and buildings existing and/or to be constructed thereon together with easementary and appurtenants thereto of Office No: B-901, 9th Floor, Dev Aurum, Nr. Dev Atlier, Nr. Madhur Hall, Nr. Anand Nagar Cross Road, Nr. Shell Petrol Pump, 100 Ft. Anand Nagar Road, Prahaladnagar, Ahmedabad – 380015</p> <p>Bounded: On North by :- Office No. 902 On East by:- Passage &amp; Office No. 905 On South by:- Entrance &amp; Passage, Office No. 911 On West by:- Stair</p>	Shri.Yogeshkumar Navaratan Todi

आस्तियां 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-३८२३५५/ Gandhinagar- 382355

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





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2.	<p>All that piece and parcel of land and buildings existing and/or to be constructed thereon together with easementary and appurtenants thereto Plot No.71/A admeasuring 3103.77 sqmtrs. Together with undivided proportionate share of Road admeasuring 102.83 sq.mtrs. i.e. total 3206.60 sqmtrs. of Block No.384 of Mouje – Timba. And Plot No.71/B admeasuring 1694.93 sq.mtrs. together with undivided proportionate share of Road admeasuring 146.40 sq.mtrs i.e. total 1841.33 sq.mtrs of Block No.192 paiki of Mouje-Mahijada.  Total Plot No. 71/A and 71/B admeasuring 5047.93 sqMtrs(at site known as Plot No. 71) together with construction to be constructed thereon, in a scheme known as “Shoham Integrated Textile Park” at Survey No. 384 of Mouje- Timba and Survey No.192 Paiki of Mouje- Mahijidapaiki Village: Timba and Mahijada, Taluka: Dascroi, District: Registration District Ahmedabad and Sub-District of Ahmedabad – 11 (Aslali).  Bounded: On North by :- Internal Road On East by:- Internal Road On South by:- Sub Plot No.69 On West by:- Sub Plot No.72/A</p>	<b>Shri.Yogeshkumar Navaratan Todi</b>
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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 Chief Manager, ARM Branch, Ahmedabad Canara Bank, Ph. No. 079-69027813/ 818/ 820/ 821 during office hours on any working day.

Place: Gandhinagar  
Date: 18-07-2022



*Chandrahekar Yadav*  
Authorised Officer  
Canara Bank



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 18-07-2022

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

Borrower	M/s Century Ventures 71, Soham Industrial Park, Mahijda Bareja Road, Mahijda, Ahmedabad - 382425
Partners/Guarantors	Shri.Yogeshkumar Navaratan Todi D-103, Ariana, BehindShilaj Lake, Near Shalin Bunglows, Shilaj, Ahmedabad -380058  Smt. Manisha Yogeshkumar Todi D-103, Ariana, BehindShilaj Lake, Near Shalin Bunglows, Shilaj, Ahmedabad - 380058

3. Total liabilities: Rs.1,19,01,138/- (Rupees One Crore Nineteen Lakhs One Thousand One Hundred And Thirty Eight Only) as on 31/05/2021 in cash credit Limit together with further interest from 01/06/2021, Rs.5,90,35,949.42 (Rupees Five Crores Ninety Lakhs Thirty Five Thousand Nine Hundred And Forty Nine And Paise Forty Two Only) in Term Loan as on 03/06/2021 together with further interest from 04/06/2021. Rs. 4,12,55,667.00 (Rupees Four Crores Twelve Lakhs Fifty Five Thousand Six Hundred Sixty Seven Only) in working Capital Term loan as on 27/05/2021 together with further interest from 28/05/2021 and Rs. 6,60,458.00 (Rupees Six Lakhs Sixty Thousand Four Hundred And Fifty Eight Only) in Covid funded interest term loan as on 31/05/2021 together with further interest from 01/06/2021 and other charges thereon.
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 /

આસ્તિયાં વસૂલી પ્રબન્ધન શાખા/ ASSET RECOVERY MANAGEMENT BRANCH  
સાતમા તલ / 7th Floor, ગિફ્ટ વન બિલ્ડીંગ / GIFT One Building,  
ગુજરાત આંતરરાષ્ટ્રીય ફાઇનાન્સ ટેક સિટી/ Gujarat International Finance Tech City,  
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	080-23469665 / 9480691777
E-mail ID	eauction@ccsl.co.in / ccsleauction@gmail.com

(c) Date & Time of Auction: 06-08-2022 Time 1.00 PM to 3.00 PM

(d) Place of Auction: Ahmedabad

5. Reserve Price & EMD Amt.:

SR	Property Details	Reserve Price	EMD Amt.
1	<p>All that piece and parcel of land and buildings existing and/or to be constructed thereon together with easementary and appurtenants thereto of Office No: B-901, 9th Floor, Dev Aurum, Nr. Dev Atlier, Nr. Madhur Hall, Nr. Anand Nagar Cross Road, Nr. Shell Petrol Pump, 100 Ft. Anand Nagar Road, Prahaladnagar, Ahmedabad – 380015</p> <p>Bounded: On North by :- Office No. 902 On East by:- Passage &amp; Office No. 905 On South by:- Entrance &amp; Passage, Office No. 911 On West by:- Stair</p>	Rs. 40,80,000/-	Rs 4,08,000/-
2	<p>All that piece and parcel of land and buildings existing and/or to be constructed thereon together with easementary and appurtenants thereto</p> <p>Plot No.71/A admeasuring 3103.77 sqmtrs. Together with individed proportionate share of Road admeasuring 102.83 sq.mtrs. i.e.total 3206.60 sqmtrs. of Block No.384 of Mouje – Timba.</p> <p>And</p> <p>Plot No.71/B admeasuring 1694.93 sq.mtrs. together with undivided proportionate share of Road admeasuring 146.40 sq.mtrs i.e. total 1841.33 sq.mtrs of Block No.192 paiki of Mouje- Mahijada.</p> <p>Total Plot No. 71/A and 71/B admeasuring 5047.93 sqMtrs(at site known as Plot No. 71) together with construction to be constructed thereon, in a scheme known as “Shoham Integrated Textile Park” at Survey No. 384 of Mouje- Timba and Survey No.192 Paiki of Mouje- Mahijidapaiki Village: Timba and Mahijada, Taluka: Dascroi, District: Registration District Ahmedabad and Sub-District of Ahmedabad – 11 (Aslali).</p> <p>Bounded: On North by :- Internal Road On East by:- Internal Road On South by:- Sub Plot No.69 On West by:- Sub Plot No.72/A</p>	Rs. 5,38,20,000/-	Rs 53,82,000/-



आस्तिर्था वसूली प्रबन्धन शाखा/ ASSET RECOVERY MANAGEMENT BRANCH  
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Tel. 079-69027813/ 818/ 820/ 821  
Email: cb3966@canarabank.com



**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 Authorised Officer, on 30-07-2022.

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 ARM BRANCH" of Canara Bank, Ahmedabad A/c No. 209272434; IFSC Code: CNRB0003966 on or before 05-08-2022.

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 05-08-2022, to Canara Bank, ARM Branch, Ahmedabad 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](mailto:eauction@ccsl.co.in) / [ccsleauuction@gmail.com](mailto:ccsleauuction@gmail.com)





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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 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. Chandra Shekhar Yadav, Chief Manager, Canara Bank, ARM Branch (Ph. No. 079-69027812 / 818 / 820 / 822, M-8238094942) e-mail id: [cb3966@canarabank.com](mailto:cb3966@canarabank.com); the Service Provider: M/s CANBANK COMPUTER SERVICES LTD.; CONTACT NUMBER :- 9832952602 / 9911293517 / 8898418010 / 080-23469665 / 9480691777. EMAIL:- [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in) / [ccsleauktion@gmail.com](mailto: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.

Place: Gandhinagar  
Date: 18-07-2022

*Chandrasekhar Yadav*  
Authorised Officer  
Canara Bank

