

Ref: CNRB:ISANPUR :MN:e-AUCTION:SEP-2022:SN

Date: 05/08/2022

Borrower	M/s Pioneer Fabrication Works A/48/2, Uday Estate, Near Odhav Police Station, Odhav, Ahmedabad – 382415 27, Abhinav Arcade, Behind Palm Hotel, Near Odhav Ring Road, Odhav, Ahmedabad
Partner / Guarantor	Shri. Nikhil Dineshbhai Gajjar B-33, Manekbag Society, Opp. Alok Tenament, Vastrapur, Ahmedabad – 382418 Shri. Jagadishbhai Vitthaladas Shah Sector-7, B4, Nirnaynagar, Chaldodiya Road, Dascroi, Ahmedabad - 382481 Shri. Hardik Hareshkumar Shah C-153, Arihantbag Society, Near Ambica Matas Mandir, Adinathnagar, Odhav, Ahmedabad - 382415 Shri. Jagat Madhusudan Shah C-153, Arihantbag, Adinathnagar, Odhav, Odhav Industrial Estate, Ahmedabad - 382415 Shri. Dipak Vinodbhai Prajapati A-1097, Nehal Park Society, Opp. Panchayat Office, Aadinathnagar, Odhav, Ahmedabad - 382415
Guarantor/Mortgagor	Shri. Kishor Vitthaladas Shah 7/B, H/4, Nirnaynagar, Chandlodiya Road Ahmedabad - 382481

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitization 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, Isanpur 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 Isanpur 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 thereunder, I am herewith sending the Sale Notice containing terms and conditions of the sale.

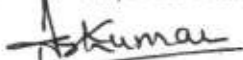
Isanpur Branch

Ramji Bhavan, Near Isanpur Post Office, Isanpur – 382443 (079- 25382968)

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

कृते, केनरा बैंक / For Canara Bank



अधिकृत अधिकारी / Authorised Officer

AUTHORISED OFFICER

CANARA BANK

ENCLOSURE – SALE NOTICE

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable properties 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 property mortgaged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Isanpur Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on **13/09/2022**, for recovery **Rs. 16,83,407.64 (Rupees Sixteen lakhs eighty three thousand four hundred seven and paise sixty four only)** in Term Loan as on 06/06/2021 together with further interest from 07/06/2021 plus further interest and charges there on due to the Isanpur Branch of Canara Bank from **M/s Pioneer Fabrication Works (Partner Shri. Nikhil Dineshbhai Gajjar and Shri. Hardik Hareshkumar Shah and Shri. Jagat Madhusudan Shah and Shri. Dipak Vinodbhai Prajapati and Guarantor Shri. Kishor Vithhaldas Shah).**

The reserve price will be **Rs. 23,60,000.00 (Rupees Twenty Three Lakhs Sixty Thousand only)** and the earnest money deposit will be **Rs 2,36,000.00 (Rupees Two Lakhs thirty six thousand only)**. The Earnest Money Deposit shall be deposited on or before 12/09/2022.

Details and full description of the property: The immovable property bearing Flat No. H/4, admeasuring about 51.57 sq. mtrs., on ground floor in Maneknagar Co. Op. Housing Society Ltd. constructed on Final Plot No. 5/9, 5/15/Paiki, 5/16/Paiki, 5/17 Paiki, 5/31/Paiki, 5/35, 5/36 of T.P. Scheme No.1 Survey Nos. 23 Paiki Hissa No. 13 & 24 Paiki Hissa No. 4 situate, lying and being at Mouje Chandlodia (sim) of Taluka Sabarmati in the Registration District of Ahmedabad and Sub District of Ahmedabad - 8 (Sola).

Bounded:

On the North by	Block H-1	On the East by	Society Road
On the South by	After Margin then Block I	On the West by	Auda Housing Scheme (Deva Vas)

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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) or may contact **Manager, Canara Bank, Isanpur Branch, Ahmedabad** (Ph. No. 079-25382968, 8238091907) during office hours on any working day.

कृते, केनरा बैंक / For Canara Bank



अधिकृत अधिकारी / Authorised Officer



Authorised Officer
CANARA BANK

Date : 05/08/2022

Place : Ahmedabad

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 05/08/2022

Name and Address of the Secured Creditor	CANARA BANK, ISANPUR BRANCH, Ramji Bhavan, Near Isanpur Post Office, Isanpur, -382443, Gujarat
Borrower	M/s Pioneer Fabrication Works A/48/2, Uday Estate, Near Odhav Police Station, Odhav, Ahmedabad – 382415 27, Abhinav Arcade, Behind Palm Hotel, Near Odhav Ring Road, Odhav, Ahmedabad
Partner / Guarantor	Shri. Nikhil Dineshbhai Gajjar B-33, Manekbag Society, Opp. Alok Tenament, Vastral, Ahmedabad – 382418 Shri. Jagadishbhai Vitthaldas Shah Sector-7, B4, Nirnaynagar, Chaldodiya Road, Dascroi, Ahmedabad - 382481 Shri. Hardik Hareshkumar Shah C-153, Arihantbag Society, Near Ambica Matas Mandir, Adinathnagar, Odhav, Ahmedabad - 382415 Shri. Jagat Madhusudan Shah C-153, Arihantbag, Adinathnagar, Odhav, Odhav Industrial Estate, Ahmedabad - 382415 Shri. Dipak Vinodbhai Prajapati A-1097, Nehal Park Society, Opp. Panchayat Office, Aadinathnagar, Odhav, Ahmedabad - 382415
Guarantor/Mortgagor	Shri. Kishor Vitthaldas Shah 7/B, H/4, Nirnaynagar, Chandlodiya Road Ahmedabad - 382481

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1. **Total liabilities : Rs. 16,83,407.64 (Rupees Sixteen lakhs eighty three thousand four hundred seven and paise sixty four only) in Term Loan plus interest and charges thereon.**

2. (a) **Mode of auction : e-Auction**

(b) **Details of Auction Service Provider: M/s CANBANK COMPUTER SERVICES LTD.Canbank Computer Services Ltd. No. 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Malleswaram, Bengaluru – 560003 Contact Person Name. Mr. Pratap Kanjilal & D.D. Pakhre, Contact No. 9832952602 / 9911293517 / 8898418010 / 080-23469665 / 9480691777, Email id: eauction@ccsl.co.in / ccslleauction@gmail.com**

(c) **Date & Time of Auction: 13/09/2022 (1:00 PM to 3:00 PM)**

(d) **Place of Auction : Gandhinagar.**

3. **Reserve Price : Rs. 23,60,000.00 (Rupees Twenty Three lakhs Sixty thousand only)**

4. **Other terms and conditions :**

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://indianbankseaauction.com> 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 30/08/2022 between 10:30 AM TO 05:00 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, Isanpur Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, A/c No. 209272434 IFSC Code: CNRB0002709 on or before 12/09/2022.

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.Canbank Computer Services Ltd. No. 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Malleswaram, Bengaluru – 560003 Contact Person Name. Mr. Pratap Kanjilal & D.D. Pakhre, Contact No.**

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f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 12/09/2022 to Canara Bank, Isanpur 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://indianbankseauction.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. Canbank Computer Services Ltd. No. 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Malleswaram, Bengaluru – 560003 Contact Person Name. Mr. Pratap Kanjilal & D.D. Pakhre, Contact No. 9832952602 / 9911293517 / 8898418010 / 080-23469665 / 9480691777, Email 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 multiples of Rs 10,000.00. **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.

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

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केनरा बैंक

Canara Bank



बैंक ऑफ इंडिया

A Government of India Undertaking

सिंडिकेट Syndicate

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, Ahmedabad or Isanpur branch which, as a facilitating Centre, shall make necessary arrangements.

o) For further details, contact **Manager, Canara Bank, Isanpur Branch, Ahmedabad** (Ph. No. 079-25382968, 8238091907) e-mail id cb02709@canarabank.com OR the service provider **M/s CANBANK COMPUTER SERVICES LTD.** Canbank Computer Services Ltd. No. 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Malleswaram, Bengaluru – 560003 Contact Person Name. Mr. Pratap Kanjilal & D.D. Pakhre, Contact No. 9832952602 / 9911293517 / 8898418010 / 080-23469665 / 9480691777, Email 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.

कृते, केनरा बैंक / For Canara Bank

[Signature]

अधिकृत अधिकारी / Authorised Officer

Place: AHMEDABAD

Date: 05/08/2022

[Signature]

Authorised Officer
Canara Bank

Isanpur Branch

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