

(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: SME BHAVNAGAR/E AUCTION/KALBE SADIK /DEC-2023

Date: 08.12.2023

To,

Mr. Kalbe Sadik Najir Husen Naqvi (Borrower)
At Noor Manzil Mama, Kharaniyo, Amba Chowk, Bhavnagar-364001

Also at

Shop No. 15 & 16, Gujarat GHB Complex,
Opp. Vima Hospital, Anand nagar, Bhavnagar-364001

Mrs. Mahekfatima Jamin Abbas Naqvi (Guarantor)
Flat No. B-3, Kayam Manzil, Vadva,
Kachiyawad, Alka Cinema Road, Bhavnagar-364001

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.

The Working Capital Loan No. 4831261000017 & Term Loan No. 4831727000007 of the Borrower, Mr. Kalbe Sadik Najir Husen Naqvi, slipped to NPA as on 29.09.2015.

The undersigned being the Authorized Officer of the Canara Bank under Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, **issued a Demand Notice dated 21.04.2016** calling upon the borrower Mr. Kalbe Sadik Najir Husen Naqvi to repay the amount mentioned in the notice.

As you are aware, the borrower having failed to repay the amount, the undersigned on behalf of Canara bank SME Bhavnagar Branch **have taken Physical possession of the assets described in Schedule of Sale Notice annexed on 22nd December 2020** hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our **SME Bhavnagar Branch of Canara Bank.**

The undersigned proposes to sell the assets 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,

कृते केनरा बैंक / FOR CANARA BANK
प्राधिकृत अधिकारी / AUTHORIZED OFFICER
Canara Bank
ENCLOSURE - SALE NOTICE

CANARA Bank, SME Bhavnagar Branch, Swaraj Arcade, Ground floor, Kumudwadi, Chitra-GIDC Road, Bhavnagar: 364004, e-mail: cb4831@canarabank.com PH NO :0278-2449900/8511184950/8238040900



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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 property mortgaged/charged to the Secured Creditor, the **Physical possession** of which has been taken by the Authorized Officer of **SME Bhavnagar** Branch of the Canara Bank on **22.12.2020**, will be sold on "As is where is", "As is what is", and "Whatever there is" on **17.01.2024**, for recovery of **Rs. 29,13,956.46 /-** in the **Working Capital Loan & Term Loan Accounts viz. 4831727000007 & 4831261000017 as on 30.09.2023 plus further interest and other charges from 01.10.2023** due to the SME Bhavnagar Branch of Canara Bank, from Working Capital Loan account of **Mr. Kalbe Sadik Najir Husen Naqvi**.

The reserve price will be **Rs. 6,17,000/- (Rupees Six lakh Seventeen Thousand Only)** and the earnest money deposit will be **Rs. 61700/- (Rupees Sixty One Thousand Seven Hundred Only)**. The Earnest Money Deposit shall be deposited on or before **16.01.2024**.

Details and full description of the property:

- a. Shop No 15, R.S. No. 56, Gujarat Housing Board R.S. No. 56 Paiki of Vadva in Anandnagar Area, Bhavnagar, admeasuring 16.591 Sq. Mtr. in the name of Mrs. Sarafatbanu Haiderhusen Naqvi

The Said Building Is Bounded As Follows:-

North: G.H.B. Land

East: Toilet

South: Passage

West: Shop No. 16

- b. Shop No 16, R.S. No. 53/2, Gujarat Housing Board R.S. No. 53/2 and 66 Paiki of Vadva in Anandnagar Area, Bhavnagar, admeasuring 16.59 Sq. Mtr. in the name of Mrs. Mahekfatima JaminAabbas Naqvi

The Said Building Is Bounded As Follows:-

North: Land of G.H.B.

East: Shop No. 15

South: Parking Space

West: Road

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 **SME Bhavnagar Branch Canara bank**, Ph. No.8238040900/8511184950 during office hours on any working day.

Date: **08.12.2023**

Place: Bhavnagar

कृते केनरा बैंक / FOR CANARA BANK
प्राधिकृत अधिकारी / AUTHORIZED OFFICER
Authorized Officer
Canara Bank

CANARA Bank, SME Bhavnagar Branch, Swaraj Arcade, Ground floor, Kumudwadi, Chitra-GIDC Road, Bhavnagar: 364004, e-mail: cb4831@canarabank.com PH NO :0278-2449900/8511184950/8238040900

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 08.12.2023

1. Name and Address of the Secured Creditor: **Canara Bank SME Bhavnagar Branch**
Swaraj Arcade, Ground floor, Kumudwadi, Chitra-GIDC Road,
Bhavnagar: 364004
 2. Name and Address of the Borrower(s)/ Guarantor(s):
Mr. Kalbe Sadik Najir Husen Naqvi (Borrower)
At Noor Manzil Mama, Kharaniyo, Amba Chowk, Bhavnagar-364001
Also at
Shop No. 15 & 16, Gujarat GHB Complex,
Opp. Vima Hospital, Anand nagar, Bhavnagar-364001

Mrs. Mahefatima Jamin Abbas Naqvi (Guarantor)
Flat No. B-3, Kayam Manzil, Vadva,
Kachiyawad, Alka Cinema Road, Bhavnagar-364001
 3. Total liabilities as on 30.09.2023: **Rs. 29,13,956.46 /- in the Working Capital Loan & Term Loan**
Accounts viz. 4831727000007 & 4831261000017 as on
30.09.2023 plus further interest and other charges from
01.10.2023
- (a) Mode of Auction: E-Auction**
- (b) Details of Auction service provider: M/s Canbank Computers Services Ltd.**
Address: Canbank Computers 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; e-mail id:
eauction@ccsl.co.in / ccsleauction@gmail.com .
- (c) Date & Time of Auction: 17.01.2024 Time 01.00 PM – 03.00 PM**
- (d) Place of Auction: Ahmedabad**
5. Reserve Price: **Rs. 6,17,000/- (Rupees Six lakh Seventeen Thousand Only)**
6. Other terms and conditions:
 - a) Auction/bidding shall be only through "Online Electronic Bidding" through the website:
<https://www.indianbankseauction.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 Authorized Officer, on **11.01.2024**
between **10.00 AM to 5.00 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.

CANARA Bank, SME Bhavnagar Branch, Swaraj Arcade, Ground floor, Kumudwadi, Chitra-GIDC Road,
Bhavnagar: 364004, e-mail: cb4831@canarabank.com PH NO :0278-2449900/8511184950/8238040900



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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, SME Bhavnagar Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, SME Bhavnagar Branch, A/c. No.209272434 IFSC Code: **CNRB0004381** on or before **16.01.2024**

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 **Canbank Computers 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; 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 **16.01.2024, 10:30 AM to 05:00 PM**, to Canara Bank, SME Bhavnagar 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.bankeauctions.com> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider **Canbank Computers 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; 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 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.

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k) For sale proceeds of Rs. 50,00,000/- (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 SME Bhavnagar branch, who as a facilitating center, shall make necessary arrangements.

n) For further details contact Senior Manager, Canara Bank, SME Bhavnagar Branch (Ph. No.8238040900/8511184950) e-mail id: cb4831@canarabank.com; the service provider **Canbank Computers 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; 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.

Place: Bhavnagar

Date: 08.12.2023

कृते केनरा बैंक / FOR CANARA BANK
 प्राधिकृत अधिकारी / AUTHORIZED OFFICER
 Canara Bank