

ASSET RECOVERY MANAGEMENT BRANCH, AHMEDABAD

Ref: ARM/Khushbu Vinyle/E-AUCTION/MAR23/2022-23

Date: 01-02-2023

To,

1. M/s Khushbu Vinyle Pvt. Ltd.
12, 4th Floor, Kala Purnam
Near Municipal Market
C.G. Road, Ahmedabad - 380009.
2. Mrs. Kaminiben G. Patel
Flat No. 3/T/1, 1st Floor
Shreeji Balaji Agora
Near Tapovan Circle, S.P. Ring Road
Besides Parshwanath Atlantis Park,
Gandhinagar.

Also at:

Bungalow No. 6, Vaibhav Gokul Bungalows
Bodakdev, Ahmedabad.

3. Mr. Jayantibhai J. Patel
Flat No. 3/S/4,
Shreeji Balaji Agora
Near Tapovan Circle, S.P. Ring Road
Besides Parshwanath Atlantis Park,
Gandhinagar.

Also at:

Bungalow No. 6, Vaibhav Gokul Bungalows
Bodakdev, Ahmedabad.

4. Mrs. Daminiben J. Patel
Flat No. 3/S/4,
Shreeji Balaji Agora
Near Tapovan Circle, S.P. Ring Road
Besides Parshwanath Atlantis Park,
Gandhinagar.

Also at:

Bungalow No. 6, Vaibhav Gokul Bungalows
Bodakdev, Ahmedabad.

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

Tel. 079-69027813/ 818/ 820/ 821

Email: cb3966@canarabank.com



5. Mr. Manojkumar J. Patel
Bungalow No. C-99, C.P. Nagar Part-1
Opp. Shivalik - 2, Near Bhuyangdev Cross Road
Ghatlodia, Ahmedabad.
6. Ms. Subhadraaben patel
Flat No. 3/T/1, 1st Floor
Shreeji Balaji Agora
Near Tapovan Circle, S.P. Ring Road
Besides Parshwanath Atlantis Park,
Gandhinagar.
7. M/s Binita Nesvi Infrastructure Pvt. Ltd (M/s Snehdaxa Infrastructure Pvt. Ltd.) Registered
Office of the Company at 306, 3rd Floor , Shree Bala Ji Mall , Nr. D Mart Mall, Visat Gandhinagar
Highway, Motera , Ahmedabad-382424

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.

As you are aware, I on behalf of Canara Bank Consortium 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 Consortium



ENCLOSURE - SALE NOTICE

E- AUCTION SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 on 31-07-2022 of the Canara Bank Consortium, will be sold on "As is where is", "As is what is", and " Whatever there is" on **14-03-2023** for recovery of Rs. 52,67,32,241.06 as on 18-01-2022 plus further interest and other charges thereon due to Canara Bank + Rs. 54,74,04,597.60 as on Date plus further interest and other charges thereon due to Bank of India from M/s Khushbu Vinyle Pvt. Ltd. and its guarantors 1) Mr. Ghanshyambhai J. Patel 2) Mrs. Kaminiben J. Patel 3) Mr. Jayantibhai J. Patel 4) Mrs. Daminiben J. Patel 5) Mr. Manojkumar J. Patel 6) Ms. Subhadraaben Patel, and 7) M/s Snehdaxa Infrastructure Pvt. Ltd. (Formerly known as M/s Binita Nesvi Infra Pvt. Ltd.).

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

Property Details	Reserve Price (Rs.)	EMD Amt. (Rs.)
All that piece or parcel of immovable property being Unit No. GS-28 on Ground Floor total admeasuring about 1678.91 sq.fts i.e 156.03 Sq Mtrs and FF-28/A on First Floor admeasuring about 2000 Sq fts 185.87 Sq Mtrs (Super Built Up) along with undivided share in land with all common facilities of scheme situated in the scheme known as " SHREE BALAJI ALFA BAZAR" situated at High Street -I & developed on Ground Floor admeasuring 17732 Sq Ft (Super Built- up) aggregating about 17674 sq ft (Super Built up) aggregating about 35406 sq ft (super Built up) with 35.75 % i.e 1042 sq mts undivided land of scheme known as High Street-I situated at village Kocharab, Law Garden, Ellisbridge, Ahmedabad, developed on non agriculture land bearing T.P.No.3/6, Final Plot No. 603 in registration District Sub District Ahmedabad : 4 (Paldi) in the name of M/s Snehdaxa Infrastructure Pvt. Ltd. (Formerly known as M/s Binita Nesvi Infra Pvt. Ltd.)	RS 1,73,00,000/-	RS 17,30,000/-

b) The Earnest Money Deposit shall be deposited on or before dt. 13-03-2023.





(A GOVERNMENT OF INDIA UNDERTAKING)

Details and full description of the property:

All that piece or parcel of immovable property being Unit No. G5-28 on Ground Floor total admeasuring about 1678.91 sq.fts i.e 156.03 Sq Mtrs and FF-28/A on First Floor admeasuring about 2000 Sq fts 185.87 Sq Mtrs (Super Built Up) along with undivided share in land with all common facilities of scheme situated in the scheme known as " SHREE BALAJI ALFA BAZAR" situated at High Street -I & developed on Ground Floor admeasuring 17732 Sq Ft (Super Built- up) aggregating about 17674 sq ft (Super Built up) aggregating about 35406 sq ft (super Built up) with 35.75 % i.e 1042 sq mts undivided land of scheme known as High Street-I situated at village Kocharab, Law Garden, Ellisbridge, Ahmedabad, developed on non agriculture land bearing T.P.No.3/6, Final Plot No. 603 in registration District Sub District Ahmedabad : 4 (Paldi) in the name of M/s Snehdaxa Infrastructure Pvt. Ltd. (Formerly known as M/s Binita Nesvi Infra Pvt. Ltd.)

Bounded by :-

Boundaries	Unit No. 28	Unit No.28/A
On East	Scheme Boundaries wall	Shop No.28
On West	Backside Entry Gate	Stair & Entry
On North	Common Stair & Foyer	Shop Entry
On South	Unit No.26	HPCL Wall

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.

Date: 01-02-2023
Place: Gandhinagar


Authorised Officer
Canara Bank Consortium



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 01-02-2023

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

1. M/s Khushbu Vinyle Pvt. Ltd.
12, 4th Floor, Kala Purnam
Near Municipal Market
C.G. Road, Ahmedabad - 380009.
2. Mrs. Kaminiben G. Patel
Flat No. 3/T/1, 1st Floor
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Near Tapovan Circle, S.P. Ring Road
Besides Parshwanath Atlantis Park,
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Also at:

Bungalow No. 6, Vaibhav Gokul Bungalows
Bodakdev, Ahmedabad.

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सातमा तल / 7th Floor, गिफ्ट वन बिल्डींग / GIFT One Building,
गुजरात आंतरराष्ट्रीय फ़ाइनेन्स 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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Also at:

Bungalow No. 6, Vaibhav Gokul Bungalows
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5. Mr. Manojkumar J. Patel
Bungalow No. C-99, C.P. Nagar Part-1
Opp. Shivalik - 2, Near Bhuyangdev Cross Road
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7. M/s Binita Nesvi Infrastructure Pvt. Ltd (M/s Snehdaxa Infrastructure Pvt. Ltd.) Registered
Office of the Company at 306, 3rd Floor , Shree Bala Ji Mall , Nr. D Mart Mall, Visat Gandhinagar
Highway, Motera , Ahmedabad-382424

3. Total liabilities: Rs. 52,67,32,241.06 as on 18-01-2022 plus further interest and other charges thereon due to Canara Bank + Rs. 54,74,04,597.60 as on Date plus further interest and other charges thereon due to Bank of India.

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 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: 14-03-2023 Time 1.00 PM to 3.00 PM.

(d) Place of Auction: Gandhinagar

5. Reserve Price & EMD Amt.:

Property Details	Reserve Price (Rs.)	EMD Amt. (Rs.)
All that piece or parcel of immovable property being Unit No. GS-28 on Ground Floor total admeasuring about 1678.91 sq.fts i.e 156.03 Sq Mtrs and FF-28/A on First Floor admeasuring about 2000 Sq fts 185.87 Sq Mtrs (Super Built Up) along with undivided share in land with all common facilities of scheme situated in the scheme known as "SHREE BALAJI ALFA BAZAR" situated at High Street -I & developed on Ground Floor admeasuring 17732 Sq Ft (Super Built- up) aggregating about 17674 sq ft (Super Built up) aggregating about 35406 sq ft (super Built up) with 35.75 % i.e 1042 sq mts undivided land of scheme known as High Street-I situated at village Kocharab, Law Garden, Ellisbridge, Ahmedabad, developed on non agriculture land bearing T.P.No.3/6, Final Plot No. 603 in registration District Sub District Ahmedabad : 4 (Paldi) in the name of M/s Snehdaxa Infrastructure Pvt. Ltd. (Formerly known as M/s Binita Nesvi Infra Pvt. Ltd.)	RS 1,73,00,000/-	RS 17,30,000/-

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 07-03-2023.

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 , ARM Branch, Ahmedabad A/c No. 209272434; IFSC Code: CNRB0003966 on or before 13-03-2023.

e) Intending bidders shall hold a 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 13-03-2023, to Canara Bank, ARM Branch, Ahmedabad by hand or by email.

आस्तिथी वसूली प्रबन्धन शाखा/ ASSET RECOVERY MANAGEMENT BRANCH
 सातमा तल / 7th Floor, गिफ्ट वन बिल्डींग / GIFT One Building,
 गुजरात अंतरराष्ट्रीय फ़ाइनेन्स 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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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.

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 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.



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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, Mob- 8238091942) e-mail id: cb3966@canarabank.com; the Service Provider: M/s CANBANK COMPUTER SERVICES LTD.; CONTECT NUMBER :- 9832952602 / 9911293517 / 8898418010 / 080-23469665 / 9480691777. EMAIL:- 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.

Place: Gandhinagar
Date: 01-02-2023

Chandra Shekhar Yadav
Authorised Officer
Canara Bank Consortium

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