

ANNEXURE -14

CANARA BANK

COVERING LETTER TO SALE NOTICE

Ref: VALSAD/E-AUCTION/HL/24-25

Date: 17.02.2025

To

NAME: ARTIBEN PINALKUMAR PATEL (BORROWER/MORTGAGOR)

Address 1: 46 KAKAWADA FALIYA CHHARVADA VALSAD VALSAD GUJARAT 396030

ADDRESS 2: 301 SAINATH APARTMENT BHUDHAR BHAGWANNI CHAL NEAR CONVENT

SCHOOL DHARAMPUR ROAD VALSAD 396001 ADDRESS 3: PLOT NO 38 REVENUE SURVEY

NO 139/2 PAIKI 42 CITY SURVEY NO 421 PAIKI 121.72 SQ MTRS VILLAGE-ABRAMA TAL &

DIST-VALSAD 396001

NA (CO BORROWER)

Address 1: NA

Dear Sir,

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, VALSAD 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 VALSAD 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,

कृते केनरा बैंक FOR CANARA BANK
Authorised Officer
Canara Bank AUTHORIZED OFFICER

ENCLOSURE - SALE NOTICE

CC NA (GUARANTOR)

ADDRESS- NA

ANNEXURE - 13
(Auction Sale Notice for Sale of Immovable Properties)

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 possession of which has been taken by the Authorised Officer of Canara Bank, VALSAD Branch, will be sold "As is where is", "As is what is", and "Whatever there is" on 11.03.2025, for recovery of Rs.22,26,803.40 (Rupees Twenty Two Lakh Twenty Six Thousand Eight Hundred Three and Paise Forty Only) as on 07.10.2024 + further Interest and charges less recovery thereon to Canara Bank VALSAD Branch, from ARTIBEN PINALKUMAR PATEL (BORROWER/MORTGAGOR) & NA (CO BORROWER) & NA (GUARANTOR)

The reserve price will be Rs.5100000/- and the earnest money deposit will be Rs.510000/- The Earnest Money Deposit is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan on or before 10.03.2025.

Details and full description of the immovable property with known encumbrances, if any.

All that pieces and parcel of the Immovable property situated on Plot no 38 Revenue Survey No 139/2 paiki 42 New C. S. No 421 Paiki admeasuring 121.72 Sq mtrs out of total plot area of 532.81 Sq mtrs, with all appurtenances pertaining thereto, situated at Village-Abrama, Tal & Dist-Valsad

Bouandaries

East- Adjourning 7.62 Sq Mts Broad Road

West-Adjourning Plot no 34


South-Open land

North-land Nirixaben Divyeshkumar Patel Part of Plot no 38

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 Branch Manager, Canara Bank VALSAD Branch, Ph. No. 9427314812 during office hours on any working day.

Date: 17.02.2025

Place: SURAT

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

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 17.02.2025

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

NAME: ARTIBEN PINALKUMAR PATEL (BORROWER/MORTGAGOR)

Address 1: 46 KAKAWADA FALIYA CHHARVADA VALSAD VALSAD GUJARAT 396030
ADDRESS 2: 301 SAINATH APARTMENT BHUDHAR BHAGWANNI CHAL NEAR CONVENT
SCHOOL DHARAMPUR ROAD VALSAD 396001 ADDRESS 3: PLOT NO 38 REVENUE SURVEY
NO 139/2 PAIKI 42 CITY SURVEY NO 421 PAIKI 121.72 SQ MTRS VILLAGE-ABRAMA TAL &
DIST-VALSAD 396001

NA (CO BORROWER)

Address 1: NA

NA (GUARANTOR)

Address 1: NA

3. Total liabilities: Rs.22,26,803.40 (Rupees Twenty Two Lakh Twenty Six Thousand Eight Hundred Three and Paise Forty Only) as on 07.10.2024 + further Interest and charges less recovery thereon

4. (a) Mode of Auction: E-auction

(b) Details of Auction service provider:

Company Name	M/s PSB Alliance Pvt Ltd (BAANKNET)
Support Help Desk Number	8291220220, 9892219848, 8160205051
E-Mail	support.baanknet@psballiance.com
E-Auction Website	https://baanknet.com/

(c) Date & Time of Auction: 11.03.2025 (01:00 pm to 3:00 pm)

(d) Place of Auction: ONLINE

5. Reserve Price: **Rs. 5100000/-**

6. Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://baanknet.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 06.03.2025 (10:00 am to 5:00 pm).**

o) For further details contact Branch Manager, Canara Bank VALSAD Branch (Ph. No. 9427314812, E-mail id: cb17191@canarabank.com OR the service provider M/s PSB Alliance (BAANKNET).

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.

Date: 17.02.2025

Place: Surat

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