

(A GOVERNMENT OF INDIA UNDERTAKING)

Vadodara Manjalpur

Ref: 1308/ SHIVALI /AUCTION

Date: 08-07-2024

To,

1. MRS. BRAHMBHATT SHIVALI , W/O BRAHMBHATT CHIRAG, 101, NAVKAR FLATS GOTRI ROAD, VUDA CHAR RASTA VADODARA VADODARA GUJARAT 390021 (Borrower) and also at, THE AVENUE BEARING FLAT NO. A-104, TOWER -A , VILLAGE MANJALPUR TALUKA BARODA, DISTRICT BARODA, GUJARAT, 390011

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.

As you are aware, I on behalf of Canara Bank, **Vadodara Manjalpur** branch have taken **PHYSICAL** 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 **Vadodara Manjalpur** 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,

महिला केनरा बैंक
FOR CANARA BANK
महिला अधिकारी / Authorised Officer
Authorised Officer,
Canara Bank

ENCLOSURE - SALE NOTICE

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(A GOVERNMENT OF INDIA UNDERTAKING)
Vadodara Manjalpur

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) 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 **PHYSICAL Possession** of which has been taken by the Authorised Officer of **Vadodara Manjalpur** Branch Canara Bank, will be sold on "As is where is", "As is what is" basis on **13-08-2024**, for recovery of **Rs. 29,35,757.86, (Rupees Twenty Nine Lakhs Thirty Five Thousand Seven Hundred Fifty Seven and paise Eighty Six only) plus interest w.e.f. 19-03-2024** plus further interest and other charges due less recovery if any to the **Vadodara Manjalpur** branch of Canara Bank from **BRAHMBHATT SHIVALI (Borrowers)**

The reserve price will be **Rs. 35,10,000 /-** the earnest money deposit will be **Rs 3,51,000 /-**. The Earnest Money Deposit shall be deposited on or before **12-08-2024** by 04.00PM.

Details and full description of the property :

All the piece and parcel of All the piece and parcel of non agricultural plot of land bearing R.S.No. 250 paikki 2, 250 paikki 3, TPS 29, FP No. 135 area admeasuring 5528 Sq Mtrs., paikki land area admeasuring 4441.80 sq. Mtrs., paikki area admeasuring 4349.82 Sq. Mtrs. In constructed the scheme in the & style of "TH5 AVENUE" Tower A, First Floor, Flat No. A-104, construction area admeasuring 650.00 Sq. Fts., of Mauje Village Manjalpur, at Registration Sub District & District Vadodara and bounded as under: North: By 18.00 mtr., Main Road South : By Garden area East : By Flat no. 103 West : By Society Internal 7.50 Mtrs. Road standing in the name of **BRAHMBHATT SHIVALI**.

Its Four boundaries are as follows:

(PHYSICAL POSSESSION)

Bounded by

North : By 18.00 mtr., Main Road

South : By Garden area

East : By Flat no. 103

West : By Society Internal 7.50 Mtrs. 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 **NIRMAL CHELJIBHAI CHAUDHARY, Manager, Mob. 919731708459, Canara Bank Manjalpur Branch Vadodara, Email ID : cb17063@canarabank.com** during office hours on any working day.

Date: **08-07-2024**
Place: Vadodara

कृते केनरा बैंक
For CANARA BANK

प्रधिकृत अधिकारी / Authorised Officer
Authorised Officer
(CANARABANK)



08-07-2024

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 14-02-2024

1. Name and Address of the Secured Creditor: **Canara Bank, MANJALPUR ANKLESVAR**
2. Name and Address of the Borrower(s)/ Guarantor(s):
MRS. BRAHMBHATT SHIVALI , W/O BRAHMBHATT CHIRAG, 101, NAVKAR FLATS GOTRI ROAD, VUDA CHAR RASTA VADODARA VADODARA GUJARAT 390021 (Borrower) and also at, TH5 AVENUE BEARING FLAT NO. A-104, TOWER -A , VILLAGE MANJALPUR TALUKA BARODA, DISTRICT BARODA, GUJARAT, 390011
3. Total liabilities of **Rs. 29,35,757.86, (Rupees Twenty Nine Lakhs Thirty Five Thousand Seven Hundred Fifty Seven and paise Eighty Six only) plus interest w.e.f. 19-03-2024 plus further interest and other charges due less recovery if any**

4. (a) Mode of Auction : E-Auction
 (b) Details of Auction service provider:

Company Name	M/s PSB Alliance (Ebkray)
Contact Person	Dharmesh Asher, Sudhir Panchal
Mobile Number	8291220220, 9892219848, 8160205051
Support Help Desk Number	8291220220, 9892219848, 8160205051
E-Mail	support.ebkray@psballiance.com , avp.projectmanager2@psballiance.com , sudhir@procure247.com
E-Auction Website For SARFAESI Cases	https://ebkray.in/
E-Auction Website For DRT Cases	https://ebkray.in/

- (c) Date & Time of Auction: **13-08-2024 Time 01:00 PM – 03.00 PM (It may be extended with a span of 5 minutes if needed)**
 (d) Place of Auction: Online

2. **Reserve Price:** The reserve price will be **Rs. Rs. 35,10,000 /- (₹ Thirty five lakhs Ten Thousand only) (PHYSICAL Possession)**

6. Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.bankeauctions.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 **08-08-2024** 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.

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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, ^{MANJALPUR} BHARUCH Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account "CANARA BANK" of Canara Bank, VADODARA MANJALPUR Branch, A/c No.209272434 IFSC Code: CNRB0017063 on or before **12-08-2024 by 04.00PM**

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 PSB Alliance (Ebkray)** at support.ebkray@psballiance.com, avp.projectmanager2@psballiance.com, sudhir@procure247.com.

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **12-08-2024**, by 05.00PM to Canara Bank, VADODARA MANJALPUR 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://ebkray.in/> 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 PSB Alliance (Ebkray)**

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.

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" 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 BHARUCH branch, who, as a facilitating centre, shall make necessary arrangements.

p) For further details contact **NIRMAL CHELJIBHAI CHAUDHARY, Manager, Mob. 919731708459, Canara Bank Manjalpur Branch Vadodara, Email ID : cb17063@canarabank.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 :Vadodara

Date: 08-07-2024

कृते केनरा बैंक
For CANARA BANK

प्रधिकृत अधिकारी / Authorised Officer
Authorised Officer

Canara Bank

