



(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: JAMNAGARKV/EAUCTION/HITESHBHAIHMEHTA/JULY-2024

Date: 09.07.2024

To,

Mr. HITESHBHAI H MEHTA(Borrower)

BLOCK NO 3 31 3274

SADHNA COLONY

RANJIT SAGAR ROAD

JAMNAGAR- 361005, GUJARAT

Mrs AMITABEN MEHTA

W/O MR. HITESHBHAI

BLOCK NO. 31, ROOM NO. 3274, RANJIT SAGAR ROAD

SADHNA COLONY, DANGARVADA, DIGVIJAY PLOT,

JAMNAGAR- 361005, GUJARAT

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 Housing Loan Account No. **70909360002037** and **Home Loan Plus** Account No 70909350000352 of the Borrower **Mr. HITESHBHAI H MEHTA** turned to NPA as on 30.03.2024.

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** calling upon the borrower **Mr. HITESHBHAI H MEHTA** 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 JAMNAGAR KV Road Branch have taken **Symbolic possession of the assets described in Schedule of Sale Notice** hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our **JAMNAGAR KV Road 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,

हते केनरा बैंक/ FOR CANARA BANK

Authorized Officer,

Canara Bank
AUTHORISED OFFICER
ENCLOSURE - SALE NOTICE

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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 **Symbolic possession** of which has been taken by the Authorized Officer of **JAMNAGAR KV Road** Branch of the Canara Bank, **will be sold on "As is where is", "As is what is", and "Whatever there is" on 13.08.2024** for total recovery of **Rs. 2,11,286.39/- (Rupees Two Lakh Eleven Thousand Two Hundred Eighty Six and Paise Thirty Nine only)** as on **31.03.2024** together with further interest from **01.04.2024** in **all loan accounts** due to the **JAMNAGAR KV Road** Branch of Canara Bank, from **Mr. HITESHBHAI H MEHTA .**

The reserve price will be **Rs 4,21,000/- (Rupees Four Lakh Twenty One Thousand only)** and the earnest money deposit will be **Rs. 42,100/- (Rupees Fourty Two Thousand and One Hundred Only)**. The Earnest Money Deposit shall be deposited on or before **12.08.2024**.

Details and full description of the property:

All the Piece and Parcel of Property bearing at Dist. Taluka Jamnagar, Nr. Mohannagar JADA TP Scheme 1, FP No. 66, Block No. 16, Flat No. 306, Built Up Area-35.00 Sq. Mtrs., Carpet Area- 26.86 Sq. Mtrs., 3rd Floor as per the Allotment Order if Jamnagar Area Development Authority(JADA) as per the Pradhan Mantri Gruh Awas Yojana EWS Scheme, Bounded as follows-

North- Flat No.16/305

South- Margin Area

East- Margin Area

West- Common Passage and then after Flat No. 16/307

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 Senior Manager **JAMNAGAR KV Road Branch Canara bank**, Phone: 9427314796, during office hours on any working day

Date: **09.07.2024**

Place: **JAMNAGAR**

कृते य
BANK
R-ER
Authorized Officer
Canara Bank

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 09.07.2024

1. 1. Name and Address of the Secured Creditor: **Canara Bank Jamnagar KV Road Branch,
Anjaria Chambers, I Floor, K. V. Road, Jamnagar-
361001**

2. Name and Address of the Borrower(s)/ Guarantor(s):

Mr. HITESHBHAI H MEHTA(Borrower)

BLOCK NO 3 31 3274

SADHNA COLONY

RANJIT SAGAR ROAD

JAMNAGAR- 361005, GUJARAT

Mrs AMITABEN MEHTA

W/O MR. HITESHBHAI

BLOCK NO. 31, ROOM NO. 3274, RANJIT SAGAR ROAD

SADHNA COLONY, DANGARVADA, DIGVIJAY PLOT,

JAMNAGAR- 361005, GUJARAT

3. Total liabilities as on 31.03.2024: **Rs. 2,11,286.39/- (Rupees Two Lakh Eleven Thousand Two Hundred Eighty Six and Paise Thirty Nine only)** as on 31.03.2024 together with further interest from 01.04.2024 in all loan accounts

(a) Mode of Auction: E-Auction

(b) Details of Auction service provider: M/s PSB Alliance (Ebkray)

Contact person name- Mr. Dharmesh Asher, Mr. Sudhir Panchal; Contact No. - 8291220220, 9892219848, 8160205051;; e-mail id: support.ebkray@psballiance.com, avp.projectmanager2@psballiance.com, sudhir@procure247.com

(c) Date & Time of Auction: 13.08.2024 Time 01.00 PM - 03.00 PM

(d) Place of Auction: Ahmedabad

5. Reserve Price: **Rs 4,21,000/- (Rupees Four Lakh Twenty One Thousand only)**

6. Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website: <https://ebkray.in/> 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 **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.

d) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favor of Authorized Officer, Canara Bank, JAMNAGAR Branch OR shall be deposited through RTGS/NEFT/Fund

Canara Bank Jamnagar KV Road Branch, Anjaria Chambers, I Floor, K. V. Road, Jamnagar-361001

Phone: 9427314796/8511184950/ E-mail: cb17090@canarabank.com

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Transfer to credit of A/c name- **Canara Bank JAMNAGAR KV Road, A/c. No. 209272434 IFSC Code: CNRB0017090** on or before **12.08.2024**

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 **M/s PSB Alliance (Ebkray)**

Contact person name- Mr. Dharmesh Asher, Mr. Sudhir Panchal; Contact No. - 8291220220, 9892219848, 8160205051; e-mail id: 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, 10:00 AM to 05:00 PM**, to Canara Bank, JAMNAGAR KV Road 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) Contact person name- Mr. Dharmesh Asher, Mr. Sudhir Panchal; Contact No. - 8291220220, 9892219848, 8160205051; e-mail id: support.ebkray@psballiance.com, avp.projectmanager2@psballiance.com, sudhir@procure247.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 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 favor 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.

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.

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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 JAMNAGAR KV Road branch, who as a facilitating center, shall make necessary arrangements.

o) For further details contact Manager, Canara Bank, JAMNAGAR KV Road Branch (Phone: 9427314796/8511184950 E-mail: cb17090@canarabank.com); the service provider M/s PSB Alliance (Ebkray) Contact person name- Mr. Dharmesh Asher, Mr. Sudhir Panchal; Contact No. - 8291220220, 9892219848, 8160205051;; e-mail id: support.ebkray@psballiance.com, avp.projectmanager2@psballiance.com, sudhir@procure247.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: JAMNAGAR
Date: 09.07.2024

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