



(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: MUNDRA/E AUCTION/KHUSBU/FEB-2025

Date: 18.01.2025

To,

**Mrs. Khusbu Chourasia (Borrower)**

**Mr. Ram Ratan Sah (Co-Borrower)**

Plot No 415 Survey No 715 Bhimasar, Approaching Varsamedi Road/Airport Road,

**Mrs. Khusbu Chourasia (Borrower)**

**Mr. Ram Ratan Sah (Co-Borrower)**

Plot No 12 Unit 1 Ambaji Nagar 5, S No 753 Paiki 1 Paiki 1, At Varsamedi,

Taluka. Anjar, Dist. Kutch, Gujrat-370110

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.**

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The Housing Loan No. 330463000059 of the Borrower, **Mrs. Khusbu Chourasia & Mr. Ram Ratan Sah**, slipped to NPA as on 06.02.2023.

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 **Mrs. Khusbu Chourasia & Mr. Ram Ratan Sah** 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 Mundra 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 **Mundra 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,

कृत केनरा बँक / FOR CANARA BANK

प्राधिकृत अधिकारी / AUTHORISED OFFICER

Authorized Officer,

Canara Bank

ENCLOSURE - SALE NOTICE

Canara Bank Mundra

Phone: 02838-274462/8238091992

Nemnath Complex, Shop No. 134

E-mail:cb3304@canarabank.com

New Mundra, Kutch-370421





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**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 18.01.2025**

1. Name and Address of the Secured Creditor: **Canara Bank Mundra, Nemnath Complex, Shop No. 134, New Mundra, Kutch-370421**

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

**Mrs. Khusbu Chourasia (Borrower)**

**Mr. Ram Ratan Sah (Co-Borrower)**

Plot No 415 Survey No 715 Bhimasar, Approaching Varsamedi Road/Airport Road,

**Mrs. Khusbu Chourasia (Borrower)**

**Mr. Ram Ratan Sah (Co-Borrower)**

Plot No 12 Unit 1 Ambaji Nagar 5, S No 753 Paiki 1 Paiki 1, At Varsamedi, Taluka. Anjar, Dist. Kutch, Gujrat-370110

3. Total liabilities as on 08.10.2023: **Rs. 5,54,441.19 (Rupees Five Lakh Fifty Four Thousand Four Hundred Fourty One and Ninteen Paise Only) plus further interest and other charges from 09.10.2023**

**4a) Mode of Auction: E-Auction**

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

**Helpdesk No. - 8291220220, 9892219848, 8160205051, 7046612345,6354910172;**

**e-mail id: [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com), [support.baanknet@procure247.com](mailto:support.baanknet@procure247.com)**

For User Creation Helpline Number-

Sr No	Name	Contact No.	E Mail ID
1	KARAN MODI	7016-716557	<a href="mailto:karan@procure247.com">karan@procure247.com</a>
2	VASU PATEL	9510-974587	<a href="mailto:vasu.patel@procure247.com">vasu.patel@procure247.com</a>
3	KASHYAP PATEL	6354-604884	<a href="mailto:kashyap@procure247.com">kashyap@procure247.com</a>
4	ANIMESH JAIN	7046-612345	<a href="mailto:animesh@procure247.com">animesh@procure247.com</a>

**(c) Date & Time of Auction: 27.02.2025 Time 01.00 PM – 03.00 PM**

**(d) Place of Auction: <https://baanknet.com/>**

5. Reserve Price: **Rs. 5,00,000.00 (Rupees Five Lakh Only)**

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 20.02.2025 between **10.00 AM to 5.00 PM.**

Canara Bank Mundra	Phone: 02838-224462/8238091992
Nemnath Complex, Shop No. 134	E-mail: <a href="mailto:cb3304@canarabank.com">cb3304@canarabank.com</a>
New Mundra, Kutch-370421	



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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 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.

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 (Baanknet)

**Helpdesk No. - 8291220220, 9892219848, 8160205051, 7046612345, 6354910172;**

**e-mail id: [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com), [support.baanknet@procure247.com](mailto:support.baanknet@procure247.com)**

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2	VASU PATEL	9510-974587	<a href="mailto:vasu.patel@procure247.com">vasu.patel@procure247.com</a>
3	KASHYAP PATEL	6354-604884	<a href="mailto:kashyap@procure247.com">kashyap@procure247.com</a>
4	ANIMESH JAIN	7046-612345	<a href="mailto:animesh@procure247.com">animesh@procure247.com</a>

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **26.02.2025, 10:30 AM to 05:00 PM**, to Canara Bank, Mundra 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://baanknet.com/> 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 (Baanknet). **Helpdesk No. - 8291220220, 9892219848, 8160205051, 7046612345, 6354910172; e-mail id: [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com),**

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4	ANIMESH JAIN	7046-612345	<a href="mailto:animesh@procure247.com">animesh@procure247.com</a>

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

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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. 50,00,000.00 (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 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 auction, they can approach concerned Circle office or Mundra branch, who as a facilitating center, shall make necessary arrangements.

o) For further details contact Manager, Canara Bank, Mundra Branch (Ph. No.8238091992) e-mail id: cb3304@canarabank.com; the service provider M/s PSB Alliance (Baanknet) Helpdesk No. - 8291220220, 9892219848, 8160205051, 7046612345, 6354910172; e-mail id: support.baanknet@psballiance.com, support.baanknet@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: Mundra  
Date: **18.01.2025**

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

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