

Ref: GANDHIDHAM/E AUCTION/MANAUARAM/AUG-2024

Date: 05.08.2024

To,

Mr. MANA UMA RAM (Borrower)

PLOT NO 286 VARDHMAN NAGAR , GALPADAR
GANDHIDHAM, GUJARAT- 370201

Mr. MANA UMA RAM (Borrower)

Plot No 54, Revenue Survey No. 359,
Bageshree township-4, Near Gurugobindsinh Society,
Village Varsamedi, Taluka Anjar, Dist- Kachchh

Mr. BIJAL JAYESH MEHTA(Guarantor)

OFFICE NO 1,2,3, WARD 12 B PLOT NO 305
KOMAL COMPLEX, GANDHIDHAM, KUTCH ,
GUJARAT- 370201

Mr. BIJAL JAYESH MEHTA(Guarantor)

Flat No. 402, Mangal Darshan Apartment, Plot No176
Ward 10/A, GANDHIDHAM, KUTCH ,
GUJARAT- 370201

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 No. 2992619000083 of the Borrower, Mr. Mana Uma Ram & Mr. Bijal Jayesh Mehta (Guarantor), slipped to NPA as on 19.05.2024.

The undersigned being the Authorized Officer of the Canara Bank under Securitization 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. Mana Uma Ram & Mr. Bijal Jayesh Mehta (Guarantor)** 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 GANDHIDHAM 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 GANDHIDHAM 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,
कृते केनरा बैंक / FOR CANARA BANK

Authorized Officer,
Canara Bank
AUTHORISED OFFICER
ENCLOSURE - SALE NOTICE

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) 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 Authorized Officer of **GANDHIDHAM** Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **11.09.2024**, for recovery of **Rs. 13,70,723.60 (Rupees Thirteen Lakh Seventy Thousand Seven Hundred Twenty Three and Sixty Paise Only)** in the Housing Loan 2992619000083 as on **19.05.2024 plus further interest and other charges from 20.05.2024** due to the Gandhidham Branch of Canara Bank, from Housing loan account of **Mr. Mana Ram Uma Ram**.

The reserve price will be **Rs. 14,70,000/- (Rupees Fourteen Lakh Seventy Thousand Only)** and the earnest money deposit will be **Rs. 1,47,000/- (Rupees One Lakh Fourty Seven Thousand Only)**. The Earnest Money Deposit shall be deposited on or before **10.09.2024**.

Details and full description of the property:

All the piece and parcel of land and building existing on and to be constructed situated at Plot No 54, Revenue Survey No. 359, Village Varsamedi, Taluka Anjar, Dist- Kachchh, admeasuring 92.03 sq. mtr.

The Plot is bounded by-

North -Plot No 55

South -Plot No 53

East- By 9.14 mtr wide internal Road

West - By 1.52 mts lane and then plot no 85

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, GANDHIDHAM Branch Canara bank**, Ph. No.8238091969/8511184950 during office hours on any working day.

Date: 05.08.2024

Place: GANDHIDHAM

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प्रबंधक / AUTHORIZED OFFICER
Canara Bank



(A GOVERNMENT OF INDIA UNDERTAKING)

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 05.08.2024

1. Name and Address of the Secured Creditor: Canara Bank Gandhidham
DBZ 192 N, Anshu House
Opposite- Shiv Regency Hotel Gandhidham Kutch-370201

2. Name and Address of the Borrower(s)/ Guarantor(s):
Mr. MANA UMA RAM (Borrower)
PLOT NO 286 VARDHMAN NAGAR , GALPADAR
GANDHIDHAM, GUJARAT- 370201

Mr. MANA UMA RAM (Borrower)
Plot No 54, Revenue Survey No. 359,
Bageshree township-4, Near Gurugobindsinh Society,
Village Varsamedi, Taluka Anjar, Dist- Kachchh

Mr. BIJAL JAYESH MEHTA(Guarantor)
OFFICE NO 1,2,3, WARD 12 B PLOT NO 305
KOMAL COMPLEX, GANDHIDHAM, KUTCH ,
GUJARAT- 370201

Mr. BIJAL JAYESH MEHTA(Guarantor)
Flat No. 402, Mangal Darshan Apartment, Plot No176
Ward 10/A, GANDHIDHAM, KUTCH ,
GUJARAT- 370201

3. Total liabilities as on 19.05.2024: Rs. 13,70,723.60 (Rupees Thirteen Lakh Seventy Thousand Seven Hundred Twenty Three and Sixty Paise Only) in the Housing Loan plus further interest and other charges from 20.05.2024

4. (a) Mode of Auction:E-Auction
(b) Details of Auction service provider:M/s E-procurement Technologies Ltd. (Auction Tiger)
Address: M/s E-procurement Technologies Ltd. (Auction Tiger) B-705, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006,Gujarat (India).; Contact person name- Mr. Ram Sharma; Contact No. - 8000023297, 079-6813 6842/6869, 9265562818/9265562821.; e-mail id: support@auctiontiger.net,ramprasad@auctiontiger.net
(c) Date & Time of Auction: 11.09.2024 Time 01.00PM – 03.00 PM
(d) Place of Auction: Ahmedabad

5. Reserve Price: Rs. 14,70,000/- (Rupees Fourteen Lakh Seventy Thousand Only)
6. Other terms and conditions:
a) Auction/bidding shall be only through "Online Electronic Bidding" through the website: <https://canarabank.auctiontiger.net> Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

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b) The property can be inspected, with Prior Appointment with Authorized Officer, on **05.09.2024**, 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, GANDHIDHAM Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Gandhidham, A/c Name: **Canara Bank** A/c. No. **209272434**, IFSC Code: **CNRB0002992** on or before **10.09.2024**

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 E-procurement Technologies Ltd. (Auction Tiger) B-705, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006, Gujarat (India).; Contact person name- Mr. Ram Sharma; Contact No. - 8000023297, 079-6813 6842/6869, 9265562818/9265562821.; e-mail id: support@auctiontiger.net, ramprasad@auctiontiger.net**

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **10.09.2024, 10:30 AM to 05:00 PM**, to Canara Bank, GANDHIDHAM 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://canarabank.auctiontiger.net> 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 E-procurement Technologies Ltd. (Auction Tiger) B-705, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006, Gujarat (India).; Contact person name- Mr. Ram Sharma; Contact No. - 8000023297, 079-6813 6842/6869, 9265562818/9265562821.; e-mail id: support@auctiontiger.net, ramprasad@auctiontiger.net**

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/- (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 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 GANDHIDHAM branch, who as a facilitating center, shall make necessary arrangements.

o) For further details contact Chief Manager, Canara Bank, Gandhidham Branch (Ph. No.8238091969/8511184950) e-mail id: cb2992@canarabank.com; the service provider **M/s E-procurement Technologies Ltd. (Auction Tiger) B-705, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006, Gujarat (India).; Contact person name- Mr. Ram Sharma; Contact No. - 8000023297, 079-6813 6842/6869, 9265562818/9265562821.; e-mail id: support@auctiontiger.net, ramprasad@auctiontiger.net**

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: GANDHIDHAM
Date: 05.08.2024

कृते केनरा बैंक / FOR CANARA BANK

आधिकृत अधिकारी / AUTHORIZED OFFICER
Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)
**FORMAT FOR UPLOADING DETAILS OF PROPERTIES IN CORPORATE WEBSITE PUT FOR SALE UNDER E-AUCTION
(ALONG WITH THE SALE NOTICE IN PDF FORMAT)**

Property Type: Residential

Name of Title holder: Mr. Mana Ram Uma Ram

Property Details: All the piece and parcel of land and building existing on and to be constructed situated at Plot No 54, Revenue Survey No. 359, Village Varsamedi, Taluka Anjar, Dist- Kachchh , admeasuring 92.03 sq. mtr.

Bounded by :

North –Plot No 55

South –Plot No 53

East- By 9.14 mtr wide internal Road

West – By 1.52 mts lane and then plot no 85

Reserve Price: Rs. 14,70,000 /-

Date of E-Auction: 11.09.2024

EMD amount: Rs. 1,47,000/- to be deposited on or before 10.09.2024

Branch email id: cb2992@canarabank.com

Branch Manager Contact no.8238091969

RO Nodal Officer's Contact no.- 8511184950

E-Auction Website: <https://canarabank.auctiontiger.net>

PHOTO OF THE PROPERTY

