

केनरा बैंक
भारत सरकार का उपक्रम

Canara Bank



A Government of India Undertaking

सिंडिकेट Syndicate

Ref: CNRB: SABARMATI: MG:E-AUCTION:AUG-2024:SM

Date: 12/07/2024

Borrower/Morgagor	MR. MOHANLAL GHANCHI 104,1 ST FLOOR RAVIDEEP APARTMENT CTM ROAD, HATKESHWAR, AHMEDABAD -380026 PIPAL KI GALI, JAWAL SIROHI, RAJSTHAN -307801
Borrower/Proprietor	M/s N M CREATION (PROP.MOHANLAL GHANCHI) 104,1 ST FLOOR RAVIDEEP APARTMENT CTM ROAD, HATKESHWAR, AHMEDABAD -380026 6FF KARMBHUMI SOCIETY, HATKESHWAR MANINAGAR AHMEDABAD-380008.
Guarantor	Ms. JOSNADEVI MOHANLAL 104,1 ST FLOOR RAVIDEEP APARTMENT CTM ROAD, HATKESHWAR, AHMEDABAD -380026 PIPAL KI GALI, JAWAL SIROHI RAJSTHAN -307801

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

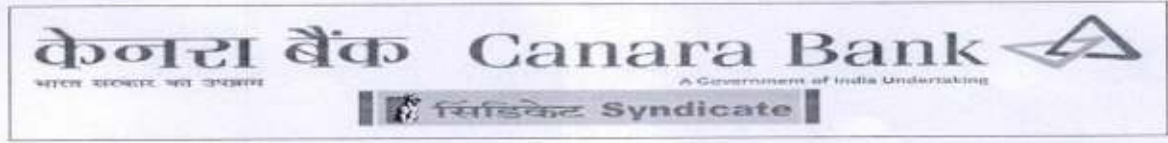
As you are aware, I on behalf of Canara Bank, Sabarmati Branch have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our Sabarmati Branch of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Sabarmati Branch (079 - 27501974)

Internal

Near Panchsheel Hospital, Highway Sabarmati, Ahemdabad -380005



Hence, in terms of the provisions of the subject Act and Rules made thereunder, 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

कृत अधिकारी/Authorised Officer

AUTHORISED OFFICER
CANARA BANK
ENCLOSURE – SALE NOTICE

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable properties 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 to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Sabarmati Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **31/07/2024**, for recovery of **Rs. 20,94,225.45 (Rupees Twenty Lakh Ninety-Four Thousand Two Hundred Twenty-Five and Paise Forty-Five only)** as on **02/02/2024** together with further interest from **03/02/2024** plus further interest and charges there on due to the Sabarmati Branch of Canara Bank from Shri. Mohanlal Ghanchi

The reserve price will be **Rs. 13,74,000.00 (Rupees Thirteen Lakh Seventy-Four Thousand only)** and the earnest money deposit will be **Rs 1,37,400 (Rupees One Lakh Thirty-seven thousand four hundred only)**. The Earnest Money Deposit shall be deposited on or before **30/07/2024**.

Details and full description of the property: All that Piece and Parcel of the immovable property being situated at Flat Number 104 on First floor having construction admsg. 42.25 square meter Carpet area along with undivided proportionate share in the scheme known as Ravideep Apartment constructed on Non- Agriculture free hold land bearing Survey Number 295, paiki which was comprised in T.P. Scheme number 25 and allotted final plot number 968 admeasuring 1241 square meter mouje Village Khokhara, Taluka Maninagar in registration District Sub District Ahmedabad and Sub Registration District Ahmedabad-5 (Narol).

Bounded:

On the North by	Common Road of Ravideep	On the East by	Flat No. 105
On the South by	Common Passage	On the West by	Flat No. 103

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 **Manager, Canara Bank, Sabarmati Branch, Ahmedabad** (Ph. No. 079 - 26605654, 8238091926) during office hours on any working day.

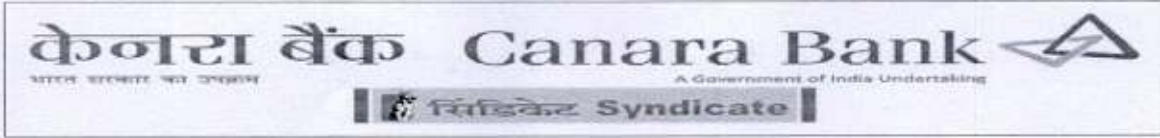
कृते, केनरा बैंक / For, Canara Bank

Date : 12/07/2024
 Place : Ahmedabad


 अधिकृत अधिकारी / Authorised Officer
 CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 27/05/2024

Name and Address of the Secured Creditor	CANARA BANK, SABARMATI BRANCH , Near Panchsheel Hospital, Highway Sabarmati, Ahemdabad -380005
Borrower/Morgagor	MR.MOHANLAL GHANCHI 104,1 ST FLOOR RAVIDEEP APARTMENT CTM ROAD , HATKESHWAR, AHMEDABAD -380026 PIPAL KI GALI , JAWAL SIROHI RAJSTHAN -307801
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1. **Total liabilities : As on 02/02/2024 - Rs. 20,94,225.45 (Rupees Twenty Lakh Ninety-Four Thousand Two Hundred Twenty-Five and Paise Forty-Five only) plus interest and charges thereon.**

2. (a) **Mode of auction : e-Auction**

(b) **Details of Auction Service Provider: M/s PSB Alliance (Ebkray)**

Helpdesk number :- 8291220220

E-mail :- support.ebkray@psballiance.com

Website :- https://ebkray.in/

Contact Person Name.: - Mr. KARAN MODI, Mr. VASU PATEL, Mr. KASHYAP PATEL, Mr. ANIMESH JAIN

ContactNo. 7016-716557, 9510-974587, 6354-604884, 7046-612345

Emailid: karan@procure247.com, vasu.patel@procure247.com, kashyap@procure247.com, animesh@procure247.com

(c) **Date & Time of Auction: 31/07/2024 (1:00 PM to 3:00 PM)**

3. **Reserve Price Rs. 13,74,000.00 (Rupees Thirteen Lakh Seventy-Four thousand only)**

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 Authorised Officer, on 25/07/2024 between 10:30 AM TO 05:00 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 favour of Authorized Officer, Canara Bank, Sabarmati Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, A/c No.209272434 IFSC Code: CNRB0001414 on or before 30.07.2024

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)**.

Helpdesk number:- 8291220220, Email-support.ebkray@psballiance.com, Website-

https://ebkray.in/ Contact Person Name.: - Mr. KARAN MODI, Mr. VASU PATEL, Mr. KASHYAP PATEL, Mr. ANIMESH JAIN

Sabarmati Branch (079 - 27501974)

Internal

Near Panchsheel Hospital, Highway Sabarmati, Ahemdabad -380005



ContactNo. 7016-716557, 9510-974587, 6354-604884, 7046-612345

Emailid: karan@procure247.com, vasu.patel@procure247.com, kashyap@procure247.com, animesh@procure247.com

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 30/07/2024 to Canara Bank, Sabarmati 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/> . Helpdesk Number: - 8291220220.

For User Creation Helpline Number, Contact Person Name.: - Mr. KARAN MODI, Mr. VASU PATEL, Mr. KASHYAP PATEL, Mr. ANIMESH JAIN

ContactNo. 7016-716557, 9510-974587, 6354-604884, 7046-612345

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)**. Helpdesk number:-

8291220220, Email-support.ebkray@psballiance.com, Website-https://ebkray.in/

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 multiplies of Rs. 10,000.00. **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.

l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

Sabarmati Branch (079 - 27501974)

Near Panchsheel Hospital, Highway Sabarmati, Ahemdabad -380005

Internal

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, Ahmedabad or Sabarmati branch which, as a facilitating Centre, shall make necessary arrangements.

o) For further details, contact **Manager, Canara Bank, Sabarmati Branch, Ahmedabad** (Ph. No. 0 079 - 27501974, 8238091918) e-mail id cb1414@canarabank.com OR the service provider **M/s PSB Alliance (Ebkray)**. Helpdesk number:- **8291220220**, Email- support.ebkray@psballiance.com, Website-<https://ebkray.in/>

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: AHMEDABAD
Date: 12.07.2024

कृते, केनरा बैंक/For, Canara Bank
अधिकृत अधिकारी/Authorised Officer
Authorised Officer
Canara Bank

