

Ref: ARM/ROMIRAJEN/E-AUCTION/NOV-24/2024-25

Date: 04-11-2024

To,

<b>Borrower/ Co- Borrower</b>	<b>MR. ROMI RAJENDRA MORJARIA</b> B-4 DOCTOR SOCIETY, NEAR SAI BABA MANDIR, PORBANDAR, GUJARAT-360577	<b>MS. AMEE HINABEN GANATRA</b> 704 DIAMOND SUNCITY SADHUVASANI ROAD RAJKOT RAJKOT, GUJARAT-360005
	<b>MR. ROMI RAJENDRA MORJARIA</b> B/6 SALIGRAM APPARTMENT, BODAKDEV, AHMEDABAD-380054	
<b>Guarantor / Mortgagor</b>	<b>MR. ROMI RAJENDRA MORJARIA</b> C-602, 6 <sup>TH</sup> FLOOR GINI LAKE GARDENZ VILLAGE- MAKARBA TALUKA VEJALPUR DISTRICT AHMEDABAD – 380004	<b>MS. AMEE HINABEN GANATRA</b> C-602, 6 <sup>TH</sup> FLOOR GINI LAKE GARDENZ VILLAGE- MAKARBA TALUKA VEJALPUR DISTRICT AHMEDABAD – 380004
	<b>MS. AMEE HINABEN GANATRA</b> D/1002, 10 <sup>TH</sup> FLOOR GINI LAKE GARDENZ VILLAGE- MAKARBA TALUKA VEJALPUR DISTRICT AHMEDABAD – 380004	<b>MR. ROMI RAJENDRA MORJARIA</b> D/1002, 10 <sup>TH</sup> FLOOR GINI LAKE GARDENZ VILLAGE- MAKARBA TALUKA VEJALPUR DISTRICT AHMEDABAD – 380004

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) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

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As you are aware, I on behalf of Canara Bank, Asset Recovery Management 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 Asset Recovery Management 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,

**Authorised Officer,  
Canara Bank**

**ENCLOSURE – SALE NOTICE**

**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)& 9(1)of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the Borrower (s), Guarantor (s) and Partner (s) that the below described movable and immovable properties charged to the Secured Creditor, the **Possession** of which has been taken by the Authorised Officer of Canara Bank will be sold on “As is where is”, “As is what is”, and “ Whatever there is” on **27-11-2024** for recovery of **Rs. 88,02,944/- (Rupees Eighty Eight Lakhs Two Thousand Nine Hundred Forty Four Only) as on 06.10.2024 plus further interest and charges thereon** due to the ARM Branch, Ahmedabad of Canara Bank from **Mr. Romi Rajenda Morjaria (Borrower/ Mortgagor) & Mrs. Ameer Hinaben Ganatra (Co-Borrower/ Mortgagor)**.

a) The Reserve price & EMD of the properties will be as follows::

SR	Property Details	Reserve Price	EMD Amt.
1.	<p>All the piece and parcel of property Flat No.C-602 on 6<sup>th</sup> Floor admeasuring about 998 Sq.ft. (92.75 Sq.Mtrs.) carpet area together with undivided share of land admeasuring about 41.156 Sq. Mtrs.in a scheme known as :GINI LAKE GARDENZ” constructed on Non Agriculture land bearing Survey No.195/3, T.P. Scheme No.84/B of F.P.No.28/1 at situate lying and being at Mouje:village-Makarba sim of taluk-Vejalpur in the District of Ahmedabad and Registration sub District of Ahmedabad-4(Paldi) within the state of Gujarat at B/h Adani CNG Station,Near D.A.V.school Makarba,Ahmedabad-380051 in the name of Mr. Romi Rajendra Morjaria (Borrower) and Mrs.Ameer Hinaben Ganatra (Co-Borrower).</p> <p>Boundaries of the property :-                      North : Flat No.C-601                      South : open plot                      East : open plot                      West : Flat No.D-602</p>	Rs. 54,50,000/-	Rs. 5,45,000/-

b) **The Earnest Money Deposit shall be deposited on or before dt. 26-11-2024.**

**Details and full description of the property (ies):**

Sr	Details of the Security
1.	<p>All the piece and parcel of property Flat No.C-602 on 6<sup>th</sup> Floor admeasuring about 998 Sq.ft. (92.75 Sq.Mtrs.) carpet area together with undivided share of land admeasuring about 41.156 Sq. Mtrs.in a scheme known as :GINI LAKE GARDENZ” constructed on Non Agriculture land bearing Survey No.195/3, T.P. Scheme No.84/B of F.P.No.28/1 at situate lying and being at Mouje:village-Makarba sim of taluk-Vejalpur in the District of Ahmedabad and Registration sub District of Ahmedabad-4(Paldi) within the state of Gujarat at B/h Adani CNG Station,Near D.A.V.school Makarba,Ahmedabad-380051 in the name of Mr. Romi Rajendra Morjaria (Borrower) and Mrs.Amee Hinaben Ganatra (Co-Borrower).</p> <p>Boundaries of the property :- North : Flat No.C-601 South : open plot East : open plot West : Flat No.D-602</p>

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, ARM Branch, Ahmedabad, Canara Bank, Ph. No. 079-69027812 / 818 / 822/823 during office hours on any working day.

**Place: Gandhinagar**  
**Date: 04-11-2024**

**Authorised Officer**  
**Canara Bank**

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 27-11-2024**

1. Name and Address of the Secured Creditor: Canara Bank, ARM Branch, Ahmedabad.
2. Name and Address of the Borrower(s)/ Guarantor(s)/ Partner (s): .

<b>Borrower/ Co-Borrower</b>	<b>MR. ROMI RAJENDRA MORJARIA</b> B-4 DOCTOR SOCIETY, NEAR SAI BABA MANDIR, PORBANDAR, GUJARAT-360577	<b>MS. AMEE HINABEN GANATRA</b> 704 DIAMOND SUNCITY SADHUVASANI ROAD RAJKOT RAJKOT, GUJARAT-360005
	<b>MR. ROMI RAJENDRA MORJARIA</b> B/6 SALIGRAM APPARTMENT, BODAKDEV, AHMEDABAD-380054	
<b>Guarantor/ Mortgagor</b>	<b>MR. ROMI RAJENDRA MORJARIA</b> C-602, 6 <sup>TH</sup> FLOOR GINI LAKE GARDENZ VILLAGE- MAKARBA TALUKA VEJALPUR DISTRICT AHMEDABAD – 380004	<b>MS. AMEE HINABEN GANATRA</b> C-602, 6 <sup>TH</sup> FLOOR GINI LAKE GARDENZ VILLAGE- MAKARBA TALUKA VEJALPUR DISTRICT AHMEDABAD – 380004
	<b>MR. ROMI RAJENDRA MORJARIA</b> D/1002, 10 <sup>TH</sup> FLOOR GINI LAKE GARDENZ VILLAGE- MAKARBA TALUKA VEJALPUR DISTRICT AHMEDABAD – 380004	<b>MS. AMEE HINABEN GANATRA</b> D/1002, 10 <sup>TH</sup> FLOOR GINI LAKE GARDENZ VILLAGE- MAKARBA TALUKA VEJALPUR DISTRICT AHMEDABAD – 380004

3. **Total liabilities: Rs. 88,02,944/- (Rupees Eighty Eight Lakhs Two Thousand Nine Hundred Forty Four Only) as on 06.10.2024** plus further interest and charges thereon.

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

Service Provider	M/s e-Procurement Technologies Pvt. Ltd. (Auction Tiger)  Head Office: B-705, Wall Street II, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad – 380 006 Gujrat (India).
Contact Person Name	Ram Sharma
Contact No.	8000023297
Support Helpdesk Number	9265562818/9265562821/079-6813 6842/6869
E-mail ID	( <a href="mailto:support@auctiontiger.net">support@auctiontiger.net</a> & <a href="mailto:ramprasad@auctiontiger.net">ramprasad@auctiontiger.net</a> )

(c) **Date & Time of Auction: 27-11-2024 Time 1.00 PM to 3.00 PM**

(d) **Place of Auction: Gandhinagar**

**5. Reserve Price & EMD Amt.:**

SR	Property Details	Reserve Price	EMD Amt.
1.	<p>All the piece and parcel of property Flat No.C-602 on 6th Floor admeasuring about 998 Sq.ft. (92.75 Sq.Mtrs.) carpet area together with undivided share of land admeasuring about 41.156 Sq. Mtrs.in a scheme known as :GINI LAKE GARDENZ” constructed on Non Agriculture land bearing Survey No.195/3, T.P. Scheme No.84/B of F.P.No.28/1 at situate lying and being at Mouje:village-Makarba sim of taluk-Vejalpur in the District of Ahmedabad and Registration sub District of Ahmedabad-4(Paldi) within the state of Gujarat at B/h Adani CNG Station,Near D.A.V.school Makarba,Ahmedabad-380051 in the name of Mr. Romi Rajendra Morjaria (Borrower) and Mrs.Amee Hinaben Ganatra (Co-Borrower).</p> <p>Boundaries of the property :-</p> <p>North : Flat No.C-601</p> <p>South : open plot</p> <p>East : open plot</p> <p>West : Flat No.D-602</p>	<p><b>Rs.</b> <b>54,50,000/-</b></p>	<p><b>Rs.</b> <b>5,45,000/-</b></p>

**6. Other terms and conditions:**

- a) Auction/bidding shall be only through “Online Electronic Bidding” through the website of M/S e-Procurement Technologies Pvt. Ltd. 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 / visited, with prior Appointment with Authorised Officer, on **22-11-2024.**
- c) The property will be sold not below the Reserve Price.
- 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, ARM Branch, Ahmedabad OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account “ **CANARA BANK ARM BRANCH, AHMEDABAD**” A/c No. **209272434**; IFSC Code: **CNRB0003966** on or before **26-11-2024.**
- e) Intending bidders shall hold a valid e-mail address.
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **26-11-2024**, to Canara Bank, ARM Branch, Ahmedabad 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 M/S e-Procurement Technologies Pvt. Ltd. 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 Pvt. Ltd.; Contact Person:- Ram Sharma; Contact Number: 8000023297. Support Helpdesk Number:- 9265562818/9265562821/079-6813 6842/6869  
EMAIL:- [support@auctiontiger.net](mailto:support@auctiontiger.net) & [ramprasad@auctiontiger.net](mailto: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 multiplies 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 for factory Land & Building and submit the original receipt of TDS certificate to the Bank.**
- (Payment of TDS is at the rate as notified by GOI from time to time and it is the responsibility of the purchaser).**
- 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 and Whatever there 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, Ahmedabad or ARM Branch, Ahmedabad who, as a facilitating centre, shall make necessary arrangements.
- p) For further details contact **Chief Manager, Canara Bank, ARM Branch** (Ph. No. 079-69027812/818/822/823, Mob -9464534482, 8470037686) e-mail id:cb3966@canarabank.com; the Service Provider: M/s e-Procurement Technologies Pvt. Ltd.; CONTACT PERSON:- RAM



(A GOVERNMENT OF INDIA UNDERTAKING)

SHARMA; CONTACT NUMBER: 8000023297. Support Helpdesk Number:- 9265562818/9265562821/079-6813 6842/6869

EMAIL: [support@auctiontiger.net](mailto:support@auctiontiger.net) & [ramprasad@auctiontiger.net](mailto: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: Gandhinagar  
Date: 04-11-2024**

**Authorised Officer  
Canara Bank**