

Ref: CNRB: SHARDA SOC: CV:e-AUCTION:JUL-2024:RL

Date: 27/05/2024

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| Borrower/Morgagor | M/s MAAN ENTERPRISE (Proprietor Ms.Sonalben Pankajkumar Prajapati) 5 RAAJRATNA INDUSTRIAL ESTATE BUDASAN KADI BUDASAN ROAD NR BUDASAN ROAD KADI, GUJARAT - 382729 |
| Borrower/Proprietor | Ms.SONALBEN PANKAJKUMAR PRAJAPATI W O PANKAJKUMAR A-403 SNEH RESIDENCY OPP KASIRAM HALL BORISANA ROAD , KALOL , GUJARAT -382721. |

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, Sharda Society 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 Sharda Society 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 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

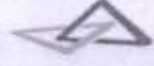
अधिकृत अधिकारी/Authorised Officer

**AUTHORISED OFFICER
CANARA BANK
ENCLOSURE – SALE NOTICE**

Sharda society Branch (079 - 26605654) Internal
#1 Girukuni Co-Op. Housing Society, New Sharda Main Road, Ahmedabad, Gujarat

केनरा बैंक

Canara Bank



बैंक बीएसई. 500 कंपनियों

A Government of India Undertaking

सिंडिकेट Syndicate

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 Sharda Society Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on **10/07/2024**, for recovery **Rs.19,87,379.24 (Rupees Nineteen Lakh eighty seven thousand three hundred seventy nine and paisa twenty four Only)** as on **26.02.2024** in Term Loan together with further interest and charges from **27.02.2024** thereon and **Rs.1,25,000.00 (Rupees One Lakh twenty five thousand Only)** as on **24.02.2024** in Cash credit together with further interest and charges from **25.02.2024** thereon due to the Sharda Society Branch of Canara Bank from Smt Sonalben PankajBai Prajapati

The reserve price will be **Rs. 17,43,000.00 (Rupees Seventeen Lakh Forty three thousand only)** and the earnest money deposit will be **Rs 1,74,300 (Rupees One lakh Seventy Four thousand three hundred only)**. The Earnest Money Deposit shall be deposited on or before **09/07/2024**.

Details and full description of the property: Immovable property being Residential Flat No.403, Block No A on 4th Floor adm about 71.20 in building scheme known as Sneh Residency Revenue sn 662 paik adm about 5225 sq mt at mouje Kalol tq: Kalol in Gandhi Nagar District.

Bounded:

| | | | |
|-----------------|----------------|----------------|------------------|
| On the North by | Flat no. A/408 | On the East by | Margin and wall |
| On the South by | Flat no. A/404 | On the West by | Lift and passage |

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, Sharda Society Branch, Ahmedabad** (Ph. No. 079 - 26605654, 8238091926) during office hours on any working day.

कृतं, केनरा बँक/For, Canara Bank


अधिकृत अधिकारी/Authorised Officer

Date : 27/05/2024

Place : Ahmedabad

Authorised Officer

CANARA BANK

Sharda society Branch (079 - 26605654)

Internal

#1 Grukuni Co-Op. Housing Society, New Sharda Main Road, Ahmedabad, Gujarat

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

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| Name and Address of the Secured Creditor | CANARA BANK, SARDA SOCIETY BRANCH , #1, Girukunj Co-Op. Housing Society, New Sharada Main Road, Ahemdabad , Gujarat |
| Borrower/Morgagor | M/s MAAN ENTERPRISE (Proprietor Ms.Sonalben Pankajkumar Prajapati) 5 RAAJRATNA INDUSTRIAL ESTATE BUDASAN KADI BUDASAN ROAD NR BUDASAN ROAD KADI, GUJARAT - 382729 |
| Borrower/Proprietor | Ms.SONALBEN PANKAJKUMAR PRAJAPATI W O PANKAJKUMAR A-403 SNEH RESIDENCY OPP KASIRAM HALL BORISANA ROAD , KALOL , GUJARAT -382721. |

1. Total liabilities : As on 26/02/2024 Rs. 21,12,379.24 (Rupees Twenty One Lakh Twelve Thousand Three Hundred seventy nine and Twenty four Paise only) plus interest and charges thereon.

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

(b) Details of Auction Service Provider: **E-procurement Technologies Ltd. (Auction Tiger) B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006, Gujarat(India).** ContactPersonName.Mr. RamSharma, ContactNo.07968136880/ 37, 09265562821/18,0997859188., Emailid:support@auctiontiger.net,ramprasad@auctiontiger.net,soni@auctiontiger.net

(c) Date & Time of Auction: 10/07/2024 (1:00 PM to 3:00 PM)

(d) Place of Auction : Gandhinagar.

3. Reserve Price Rs. 17,43,000.00 (Rupees Seventeen Lakh Forty three thousand only)

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.

केनरा बैंक
KARNATAKA BANK

Canara Bank



A Government of India Undertaking

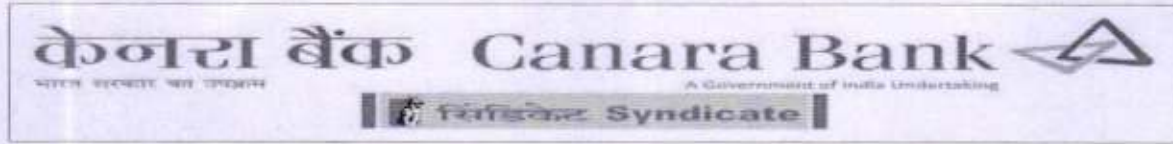
सिंडिकेट Syndicate

- b) The property can be inspected, with Prior Appointment with Authorised Officer, on 26/06/2024 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, Sharda society Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, A/c No.209272434 IFSC Code: CNRB0000176 on or before 09/07/2024.
- 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 **E-procurement Technologies Ltd. (Auction Tiger) B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad 380006, Gujarat (India). Contact Person Name. Mr. Ram Sharma, Contact No. 07968136880/ 37, 09265562821/18, 0997859188., Emailid: support@auctiontiger.net, ramprasad@auctiontiger.net, soni@auctiontiger.net**
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 09/07/2024 to Canara Bank, Sharda Society 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://indianbankseauction.com> and get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider **E-procurement Technologies Ltd. (Auction Tiger) B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006, Gujarat (India). Contact Person Name. Mr. Ram Sharma, Contact No. 07968136880/ 37, 09265562821/18, 0997859188., Emailid: support@auctiontiger.net, ramprasad@auctiontiger.net, soni@auctiontiger.net**
- h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

Sharda society Branch (079 - 26605654)

Internal

#1 Girikuni Co-Op. Housing Society, New Sharda Main Road, Ahmedabad, Gujarat



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.

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 Sharda Society branch which, as a facilitating Centre, shall make necessary arrangements.

o) For further details, contact **Manager, Canara Bank, Sharda Society Branch, Ahmedabad** (Ph. No. 079 - 26605654, 8238091926) e-mail id cb0176@canarabank.com OR the service provider **E-procurement Technologies Ltd. (Auction Tiger) B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006, Gujarat (India).**Contact PersonName.Mr.RamSharma,ContactNo.07968136880/ 37,09265562821/18,0997859188. ,Emailid:support@auctiontiger.net,ramprasad@auctiontiger.net,soni@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.

कुले, केनरा बँक/For, Canara Bank

अधिकृत अधिकारी/Authorised Officer

Authorised Officer
Canara Bank

Place: AHMEDABAD

Date: 27/05/2024

Sharda society Branch (079 - 26605654) Internal

#1, Girukuni Co-Op. Housing Society, New Sharda Main Road, Ahmedabad, Gujarat