



क्षेत्रीय कार्यालय - गांधीनगर/Regional Office -  
Gandhinagar  
प्लॉट क्रमांक 322 से 325/Plot No.322 to 325  
समृद्धि कॉम्प्लेक्स/Samruddhi Complex  
पाट नगर भवन के पास/Near Patnagar Bhavan  
सेक्टर 16/Sector 16  
घ.रोड 4.5/GHRoad-4.5  
गांधीनगर 382016/Gandhinagar 382016

Ref : 7/GRO/PATIDAR/REC/SALE/2024

Date : 18.01.2025

To,

M/S Patidar Beverages (Partnership Firm) Land Survey No. 778, Village- Adiya, Taluka- Harij, Dist. Patan-384255	Mr. Ajaykumar Mahendrabhai Patel (Partner Cum Guarantor) Ubhi Sheri, Patel Vas, Village- Adiya, Taluka- Harij, Dist. Patan-384255
Hardikkumar Bachubhai Patel (Partner Cum Guarantor) Gothiya Vas, Patel Vas, Village- Adiya, Taluka- Harij, Dist. Patan-384255	Babubhai Jethabhai Patel (Partner Cum Guarantor) Village- Adiya, Taluka- Harij, Dist. Patan-384255
Maheshbhai Mafabhai Patel (Partner Cum Guarantor) Vaniya Sheri, Patel Vas, Village- Adiya, Taluka- Harij, Dist. Patan-384255	Sanjaybhai Amratlal Patel (Partner Cum Guarantor) Ashpura- Patel Vas, Village- Adiya, Taluka- Harij, Dist. Patan-384255
RahulKumar Manilal Patel (Partner Cum Guarantor) Vaniya Sheri, Patel Vas, Village- Adiya, Taluka- Harij, Dist. Patan-384255	Praveenkumar Nathalal Patel (Guarantor) Village- Adiya, Taluka- Harij, Dist. Patan-384255

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

As you are aware, I on behalf of Canara Bank, Patan 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 Patan 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.

Internal



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

कॅनरा बँक / CANARA BANK

प्रमाणित अधिकारी / Authorised Officer  
क्षेत्रीय कार्यालय / Regional Office  
गण्डिनगर / Gandhinagar

Canara Bank

ENCLOSURE - SALE NOTICE

क्षेत्रीय कार्यालय - गांधीनगर /Regional Office - Gandhinagar, प्लॉट क्रमांक 322 से 325/Plot No. 322 to 325 समृद्धि कॉम्प्लेक्स/Samruddhi Complex पाट नगर भवन के पास/Near Patnagar Bhavan सेक्टर 16 /Sector 16 घ रोड 4.5/GH Road 4.5 गांधीनगर 382016/Gandhinagar 382016  
Mobile : 9426074256, Email : roahd2rec@canarabank.com

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) 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 properties charged to the Secured Creditor, the PHYSICAL POSSESSION of which has been taken by the Authorised Officer of Canara Bank, Regional Office, Gandhinagar will be sold on "As is where is", "As is what is", and " Whatever there is" on 27.02.2025, for recovery of Rs. 61,35,169.46/- as on 14.12.2024 (Rupees Sixty one lakh thirty five thousand one hundred sixty nine rupees and fourty six paise only) plus further interest and other charges due to the Patan Branch of Canara Bank from M/S Patidar Beverages (Partnership Firm), [1] Ajaykumar Mahendrabhai Patel ( Partner Cum Guarantor), [2] Hardikkumar Bachubhai Patel (Partner Cum Guarantor), [3] Babubhai Jethabhai Patel (Partner Cum Guarantor), [4] Maheshbhai Mafabhai Patel (Partner Cum Guarantor), [5] Sanjaybhai Amratlal Patel (Partner Cum Guarantor), [6] RahulKumar Manilal Patel (Partner Cum Guarantor) [7] Praveenkumar Nathalal Patel (Guarantor).

The RESERVE PRICE shall be deposited on or before 26.02.2025 at 5:00 PM. As mentioned below "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."

Sr no	Property Details	Reserve Price	EMD Price
1	Factory and Land & Building admeasuring 2378 Sq. Meters N.A. land built up area adm 136.51 Sq. Meters of Revenue Survey No 778 Paiki Village – Adiya Taluka – Harij, District-Patan In the name of Mr. Praveenkumar Nathubhai Patel. On North by : Lagu R.S. No. 777 On South by : Lagu R.S. No. 771 On East by : Lagu R.S. No. 782 On West by : Lagu R.S. No. 776	Rs 16,10,000	Rs 1,61,000

Date: 18.01.2025  
Place: Gandhinagar

केनरा बैंक / CANARA BANK

अधिकृत अधिकारी / Authorised Officer  
क्षेत्रीय कार्यालय / Regional Office  
गांधीनगर / Gandhinagar

Internal

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

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

M/S Patidar Beverages (Partnership Firm) Land Survey No. 778, Village- Adiya, Taluka- Harij, Dist. Patan-384255	Mr. Ajaykumar Mahendrabhai Patel (Partner Cum Guarantor) Ubhi Sheri, Patel Vas, Village- Adiya, Taluka- Harij, Dist. Patan-384255
Hardikkumar Bachubhai Patel (Partner Cum Guarantor) Gothiya Vas, Patel Vas, Village- Adiya, Taluka- Harij, Dist. Patan-384255	Babubhai Jethabhai Patel (Partner Cum Guarantor) Village- Adiya, Taluka- Harij, Dist. Patan-384255
Maheshbhai Mafabhai Patel (Partner Cum Guarantor) Vaniya Sheri, Patel Vas, Village- Adiya, Taluka- Harij, Dist. Patan-384255	Sanjaybhai Amratlal Patel (Partner Cum Guarantor) Ashpura- Patel Vas, Village- Adiya, Taluka- Harij, Dist. Patan-384255
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3. Total liabilities as on 14.12.2024 Rs. 61,35,169.46/- (Rupees Sixty one lakh thirty five thousand one hundred sixty nine rupees and fourty six paise only) plus further interest and other charges thereon.

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

Service Provider	<b>M/s PSB Alliance Pvt. Ltd</b>
Address	<b>Corporate office: Unit 1, 3<sup>rd</sup> floor , VIOS Commercial tower, Near wadala Truck terminal, Wadala East , Mumbai, Maharastra -400037</b>
Contact No.	<b>8291220220, 7016716557, 9510-974587, ,6354-604884</b>
E-mail ID	<b><a href="mailto:support.baanknet@psballiance.com">support.baanknet@psballiance.com</a></b>
Website	<b><a href="https://baanknet.com/">https://baanknet.com/</a></b>

- (c) Date & Time of Auction : 27.02.2025 Time 1:00 PM - 03.00 PM  
 (d) Place of Auction : Online Auction

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## 5. RESERVE PRICE :

The RESERVE PRICE will be Rs. 16,10,000/- and EARNEST MONEY of Rs. 1,61,000/- shall be deposited on or before 26.02.2025 at 5:00 PM

## 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.

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." on or before **26.02.2025**

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:

Service Provider	<b>M/s PSB Alliance Pvt. Ltd</b>
Address	<b>Corporate office: Unit 1, 3<sup>rd</sup> floor , VIOS Commercial tower, Near wadala Truck terminal, Wadala East , Mumbai, Maharastra -400037</b>
Contact No.	<b>8291220220, 7016716557, 9510-974587, ,6354-604884</b>
E-mail ID	<b><a href="mailto:support.baanknet@psballiance.com">support.baanknet@psballiance.com</a></b>
Website	<b><a href="https://baanknet.com/">https://baanknet.com/</a></b>

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 to Canara Bank, 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.

Internal



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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 :-

Service Provider	<b>M/s PSB Alliance Pvt. Ltd</b>
Address	<b>Corporate office: Unit 1, 3<sup>rd</sup> floor , VIOS Commercial tower, Near wadala Truck terminal, Wadala East , Mumbai, Maharastra -400037</b>
Contact No.	<b>8291220220, 7016716557, 9510-974587, ,6354-604884</b>
E-mail ID	<b><a href="mailto:support.baanknet@psballiance.com">support.baanknet@psballiance.com</a></b>
Website	<b><a href="https://baanknet.com/">https://baanknet.com/</a></b>

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/- 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 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) 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 Regional Office, Gandhinagar who, as a facilitating centre, shall make necessary arrangements.

p) For further details contact Mr. Ankit Banka, Divisional Manager, Canara Bank, Regional Office, Gandhinagar, Plot No.322 to 325, Samruddhi Complex, Near Patnagar Bhavan, Sector 16, 4.5/GH Road 4.5, Gandhinagar - 382016, Mobile No.9427613781, E-mail id : [roahd2rec@canarabank.com](mailto:roahd2rec@canarabank.com).

Internal



Internal

The Service Provider:

Service Provider	<b>M/s PSB Alliance Pvt. Ltd</b>
Address	<b>Corporate office: Unit 1, 3<sup>rd</sup> floor , VIOS Commercial tower, Near wadala Truck terminal, Wadala East , Mumbai, Maharashtra -400037</b>
Contact No.	<b>8291220220, 7016716557, 9510-974587, ,6354-604884</b>
E-mail ID	<b><u>support.baanknet@psballiance.com</u></b>
Website	<b><u>https://baanknet.com/</u></b>

**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.

**कॅनरा बँक / CANARA BANK**

**प्रधिकृत अधिकारी / Authorised Officer  
क्षेत्रीय कार्यालय / Regional Office  
गान्धीनगर / Gandhinagar**

**Authorised Officer  
Canara Bank**

Place : Gandhinagar  
Date : 18.01.2025

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