

Ref: CNRB: NARANPURA: E-AUCTION: MAY-2024: RL

Date: 14/05/2024

Borrower	M/s.RADHE SALES AGENCY Proprietor MRS.PALLAVI MANOJKUMAR PATEL 1 SHAKTI SHOPPING CENTRE K K NAGAR ROAD GHATLODIA AHMEDABAD 380061
Borrower	MRS.PALLAVI MANOJKUMAR PATEL A 402 MANIBHADRA APPARTMENT OPP SOMESHWAR PARK 3 NR GULAB TOWER THALTEJ AHMEDABAD 380054
Guarantor	MR MANOJ AMRUTLAL PATEL A 402 MANIBHADRA APPARTMENT OPP SOMESHWAR PARK 3 NR GULAB TOWER THALTEJ AHMEDABAD 380054 & FLAT NO.B-6 , 'YOGI CHHAYA APPARTMENT' OF YOGI CHHAYA CO OP HSG SOCIETY LIMITED, MEMNAGAR , AHMEDABAD-380052

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, Naranpura 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 Naranpura 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,

For, Branch Manager, Canara Bank

अधिकृत अधिकारी
Authorised Officer
AUTHORISED OFFICER
CANARA BANK
ENCLOSURE – SALE NOTICE

Naranpura Branch (8238091910)

3B, Shivshankar Society, Post Office Rasta, Opp. Amrakunj Bus Stop, Naranpura, Ahmedabad - 380013

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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 Naranpura Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on **26/06/2024**, for recovery of **Rs.30,58,049.08 (Rupees Thirty lacs Fifty Eight Thousand forty Nine and paisa eight Only)** as on **27.02.2024** in Cash credit together with further interest and charges from **28.02.2024** and **Rs 1,14,569.78 (Rupees One Lac Fourteen Thousand Five Hundred Sixty Nine and Seventy eight paise only)** in GECL 1.0 as on **27.02.2024** together with further interest and charges from **28.02.2024** thereon and **Rs 2,96,196.30 (Rupees Two Lacs Ninety Six Thousand One Hundred Ninety Six and paise thirty Only)** in GECL 3.0 (Extn) together with further interest and charges from **28.02.2024** thereon due to the Naranpura Branch of Canara Bank from borrower, **M/s Radhe Sales Agency (Proprietor Mrs Pallavi Manojkumar Patel)** and Guarantor **Mr Manoj Amrutlal Patel**.

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

SR	Property Details	Reserve Price	EMD Amt.
1.	The Immovable property bearing Flat no. B-6, 2 nd Floor having super builtup area admeasuring 105.24 sq yards i.e, admeasuring 88 sq mtrs (as per AMC Tax bill 77.00 sq. mtrs.) together with common facilities and amenities in the scheme known as "Yogi Chhaya Apartment" of "Yogi Chhaya Co Op Hsg Society Limited", constructed on NA Land bearing FP No. 239 of TP Scheme No.1 situated lying and being at Mouje –Memnagar, Taluka –Ghatlodiya District Ahemdabad and Registration Sub-District Ahemdabad -3 (Memnagar) and bounded as under: East : Margin Place West: Block A North : Flat No B 5 South : Margin Place	Rs. 35,36,000/-	Rs 3,53,600/-

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b) The Earnest Money Deposit shall be deposited on or before dt. 25/06/2024.

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, Naranpura Branch, Ahmedabad** (Ph. No. 8238091910) during office hours on any working day.

कृते, केनरा बैंक/For, Canara Bank

अधिकृत अधिकारी/Authorised Officer

Date : 14/05/2024
Place : Ahmedabad

Authorised Officer
CANARA BANK

Naranpura Branch (8238091910)

3B, Shivshankar Society, Post Office Rasta, Opp. Amrakunj Bus Stop, Naranpura, Ahmedabad - 380013

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 14/05/2024

Name and Address of the Secured Creditor	Canara Bank, Naranpura Branch 3B SHIV SHANKALP SOCIETY, AMIKUNJ CHAR RASTA, NARANPURA AHMEDABAD-380013
Borrower	M/s.RADHE SALES AGENCY Proprietor MRS.PALLAVI MANOJKUMAR PATEL 1 SHAKTI SHOPPING CENTRE K K NAGAR ROAD GHATLODIA AHMEDABAD 380061
Borrower	MRS.PALLAVI MANOJKUMAR PATEL A 402 MANIBHADRA APPARTMENT OPP SOMESHWAR PARK 3 NR GULAB TOWER THALTEJ AHMEDABAD 380054
Guarantor	MR MANOJ AMRUTLAL PATEL A 402 MANIBHADRA APPARTMENT OPP SOMESHWAR PARK 3 NR GULAB TOWER THALTEJ AHMEDABAD 380054 & FLAT NO.B-6 , 'YOGI CHHAYA APPARTMENT' OF YOGI CHHAYA CO OP HSG SOCIETY LIMITED, MEMNAGAR , AHMEDABAD-380052

1. Total liabilities as on 27/02/2024: Rs 34,68,815.16/- (Rupees Thirty Four Lacs Sixty Eight Thousand Eight Hundred Fifteen and sixteen 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).Contact Person Name. Mr. Ram Sharma, Contact No. 079-6813
6880/ 37,09265562821/18,09978591888.,Emailid:support@auctiontiger.net,ramprasad@auctiontiger.net,soni@auctiontiger.net

(c) Date & Time of Auction: 26/06/2024 (1:00 PM TO 3:00 PM)

(d) Place of Auction: Ahmedabad

Naranpura Branch (8238091910)

3B, Shivshankar Society,Post Office Rasta, Opp. Amrakunj Bus Stop, Naranpura, Ahmedabad - 380013

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3. **Reserve Price: Property - Rs.35,36,000.00 (Rupees Thirty Five lacs Thirty Six Thousand only)**

Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website support@auctiontiger.net, ramprasad@auctiontiger.net, soni@auctiontiger.net Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- b) Either consolidated bid for Factory Land and Building and Machineries will be accepted or bid for Machineries alone will be accepted by the Bank.
- c) The property can be inspected, with Prior Appointment with Authorised Officer, on 11.06.2024 between 10:30 AM TO 05:00 PM.
- d) 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.
- e) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Naranpura Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Naranpura Branch, A/c No.209272434 IFSC Code: CNRB0000981 on or before 25/06/2024.
- f) Intending bidders shall hold a valid 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/ 37,09265562821/18,09978591888., Emailid:support@auctiontiger.net, ramprasad@auctiontiger.net, soni@auctiontiger.net**
- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 25/06/2024 to Canara Bank, Naranpura 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.

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h) 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/ 37,09265562821/18,09978591888., Emailid:support@auctiontiger.net,ramprasad@auctiontiger.net,soni@auctiontiger.net

i) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

j) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples 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.

k) 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) **For sale proceeds of Rs. 50,00,000.00 (Rupees Fifty lakhs) 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.**

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

n) Authorized 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 Naranpura branch which, as a facilitating centre, shall make necessary arrangements.

p) For further details, contact **Manager, Canara Bank, Naranpura Branch, Ahmedabad** (Ph. No. 8238091910) e-mail id cb0981@canarabank.com OR the service provider **E-procurement Technologies Ltd. (Auction Tiger) B -704, Wall Street - II, Opp.OrientClub,Nr.GujaratCollege,EllisBridge,Ahmedabad380006,Gujarat(India).** Contact Person Name.Mr.RamSharma,ContactNo.07968136880/ 37,09265562821/18,09978591888., Emailid:support@auctiontiger.net,ramprasad@auctiontiger.net,soni@auctiontiger.net

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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.

कृते, केनरा बैंक/For, Canara Bank



अधिकृत अधिकारी/Authorised Officer

Place: AHMEDABAD

Date: 14/05/2024

**Authorised Officer
Canara Bank**