

ASSET RECOVERY MANAGEMENT BRANCH, AHMEDABAD

Ref: ARM/SJOBHA ORNA/E-AUCTION/JUNE-24/2024-25

Date: 10-06-2024

To,

| | |
|---|---|
| M/s Shobha Orna SF05, 2 nd FLOOR, 24 Caret Complex, M G Haveli Road, Manekchowk, Ahmedabad -380 001 | Mr. Ankur Rameshchandra Shah D 401, Siddhi Shila Apartment, Barej Road, Vasna, Ahmedabad - 380007 |
| Mr. Ankur Rameshchandra Shah 304 Shilp Avenue, Kiran Palace, Naranpura, Ahmedabad- 380013 | Mr. Ankur Rameshchandra Shah C/o Mr. Piyush Rameshchandra Shah A-202, 2 nd Floor, Krish Heights Opp. Sanjeev Auditorium Near Rajhans Entertainment Pal Gaam, Adajan, Surat - 395009 |
| Mr. Ankur Rameshchandra Shah C/o Mr. Piyush Rameshchandra Shah Flat No. 302-C Regent Residency Pal Gaam, Surat - 395009 | Mr. Ankur Rameshchandra Shah C/o Mr. Piyush Rameshchandra Shah (M/s Shobha Jewelers) B 17, Paras Society, Katargam Darwaja, Surat - 395004 |
| Mr. Ankur Rameshchandra Shah 1/3, Vijay Nagar Flats, Vijay Nagar, Naranpura, Amhedabad - 380013 Landmark: Near Ankur Char Rasta | |

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.

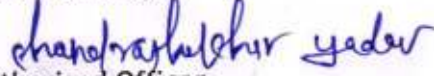
As you are aware, I on behalf of Canara Bank, Asset Recovery Management branch have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our Asset Recovery Management Branch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

Internal

आस्तियां बसूली प्रबन्धन शाखा/ ASSET RECOVERY MANAGEMENT BRANCH
 /8935834341

Tel. 079-69027813/ 820/

सातमा तल / 7th Floor, गिफ्ट वन बिल्डींग / GIFT One Building,
 गुजरात आंतरराष्ट्रीय फ़ायनान्स टेक सिटी/ Gujarat International Finance Tech City,
 गांधीनगर-३८२३५५/ Gandhinagar- 382355

Email: cb3966@canarabank.com





(A GOVERNMENT OF INDIA UNDERTAKING)

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 provision 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) and Guarantor (s) that the below described 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 **28-06-2024**, for recovery of Rs. **4,54,58,045.32** as on **30.04.2024** plus further interest and other charges due to the ARM Branch, Ahmedabad of Canara Bank from borrowers M/s Shobha Orna (Proprietor: Mr. Ankur Rameshchandra Shah).

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

| Property Details | Reserve Price | EMD Amt. |
|---|---------------|------------|
| Property at 2 nd Floor, admeasuring 77.50 sq. mts and 1.5 sq. mts for toilet of second floor of Kush Avenue of city Survey no. 3020 paiki, Surdas Sheth Ni Pole, Mandvi Ni Pole, situated at Jamalpur Ward No. 2, Taluka City, Dist-Ahmedabad. | 25,51,500/- | 2,55,150/- |

b) The Earnest Money Deposit shall be deposited on or before dt. 27-06-2024.

Details and full description of the property (ies):

Property at 2nd Floor, admeasuring 77.50 sq. mts and 1.5 sq. mts for toilet of second floor of Kush Avenue of city Survey no. 3020 paiki, Surdas Sheth Ni Pole, Mandvi Ni Pole, situated at Jamalpur Ward No. 2, Taluka City, Dist-Ahmedabad.

Boundaries:

East : Common Passage
West : Common Wall with other property of city survey No. 3020
North : Other Property
South : Public Road

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. 079-69027813/ 818/ 820/ 821 during office hours on any working day.

Place: Gandhinagar
Date: 10-06-2024



Chandra Shekhar Yadav
Authorised Officer
Canara Bank

आस्तियां वसूली प्रबन्धन शाखा / ASSET RECOVERY MANAGEMENT BRANCH
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गान्धीनगर-३८२३५५ / Gandhinagar- 382355

Tel. 079-69027813/ 820/

Email: cb3966@canarabank.com

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 10-06-2024

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

| | |
|---|---|
| M/s Shobha Orna SF05, 2 nd FLOOR, 24 Caret Complex, M G Haveli Road, Manekchowk, Ahmedabad -380 001 | Mr. Ankur Rameshchandra Shah D 401, Siddhi Shila Apartment, Barej Road, Vasna, Ahmedabad - 380007 |
| Mr. Ankur Rameshchandra Shah 304 Shilp Avenue, Kiran Palace, Naranpura, Ahmedabad- 380013 | Mr. Ankur Rameshchandra Shah C/o Mr. Piyush Rameshchandra Shah A-202, 2 nd Floor, Krish Heights Opp. Sanjeev Auditorium Near Rajhans Entertainment Pal Gaam, Adajan, Surat - 395009 |
| Mr. Ankur Rameshchandra Shah C/o Mr. Piyush Rameshchandra Shah Flat No. 302-C Regent Residency Pal Gaam, Surat - 395009 | Mr. Ankur Rameshchandra Shah C/o Mr. Piyush Rameshchandra Shah (M/s Shobha Jewelers) B 17, Paras Society, Katargam Darwaja, Surat - 395004 |
| Mr. Ankur Rameshchandra Shah 1/3, Vijay Nagar Flats, Vijay Nagar, Naranpura, Amhedabad - 380013 Landmark: Near Ankur Char Rasta | |

3. Total liabilities: Rs. 4,54,58,045.32 as on 30.04.2024 plus further interest and other 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 | (support@auctiontiger.net & ramprasad@auctiontiger.net) |

- (c) Date & Time of Auction: 28-06-2024 Time 1.00 PM to 3.00 PM
- (d) Place of Auction: Gandhinagar

Internal

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Email: cb3966@canarabank.com





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5. Reserve Price & EMD Amt.:

| Property Details | Reserve Price | EMD Amt. |
|--|---------------|------------|
| Property at 2 nd Floor, admeasuring 77.50 sq. mts and 1.5 sq. mts for toilet of second floor of Kush Avenue of city Survey no. 3020 paiki, Surdas Sheth Ni Pole, Mandvi Ni Pole, situated at Jamalpur Ward No. 2, Taluka City, Dist-Ahmedabad (Nr. Balaram Hanuman Temple, Manek Chowk, Ahmedabad). | 25,51,500/- | 2,55,150/- |

The Earnest Money Deposit shall be deposited on or before dt. 27-06-2024.

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 24-06-2024.

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 OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account "CANARA BANK ARM BRANCH" of Canara Bank, Ahmedabad A/c No. 209272434; IFSC Code: CNRB0003966 on or before 27-06-2024.

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 27-06-2024, 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:

આસ્તિયાં વસૂલી પ્રબન્ધન શાખા/ ASSET RECOVERY MANAGEMENT BRANCH
/8935834341

સાતમા તલ / 7th Floor, ગિફ્ટ વન બિલ્ડિંગ / GIFT One Building,
ગુજરાત આંતરરાષ્ટ્રીય ફાઇનાન્સ ટેક સિટી/ Gujarat International Finance Tech City,
ગાંધીનગર-૩૮૨૩૫૫/ Gandhinagar- 382355

Internal

Tel. 079-69027813/ 820/

Email: cb3966@canarabank.com



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 & 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 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 or ARM branch, Ahmedabad who, as a facilitating centre, shall make necessary arrangements.

p) For further details contact **Mr. Chandra Shekhar Yadav, Chief Manager, Canara Bank, ARM Branch** (Ph. No. 079-69027812 / 818 / 820 / 822, M-8238091942) e-mail id: cb3966@canarabank.com; 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

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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.

Place: Gandhinagar
Date: 10-06-2024

Chandrasekhar Yadav
Authorised Officer
Canara Bank



Internal

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