

Ref: PORBANDAR/E AUCTION/LUNAIKRUPA/APR-2025

Date: 03.04.2025

To,

<b>M/s SHREE LUNAI KRUPA AGENCY (Partnership Firm)</b> GIDC OPP VIKRAM TRANK GARAJ NR UNIMAKE ENGI COMMPUND PORBANDAR, GUJARAT, 360575
<b>Late Mr. KANJI DAMJI KOTIA (Partner)</b> <b>Mr. SHYAM KANJI KOTIA (Legal Heir)</b> 232-30-1 LALAPEESH HOTEL KHODIYAR MANDIR PORBANDAR, GUJARAT, 360575
<b>Mr. SHYAM KANJI KOTIA (Partner)</b> 232-30-1 LALAPEESH HOTEL KHODIYAR, MANDEER PORBANDAR, GUJARAT, 360575
<b>Mr. KOTIYA HARISHBHAI KANJIBHAI (Guarantor)</b> <b>(Legal Heir)</b> B/H ROKADIYA HANUMAN, RADHE SHYAM SOCIETY, KHAPAT, N/R AVAD PROVISION PORBANDAR, GUJARAT, 360575
<b>Mrs. KOTIYA KAMLABEN (Legal Heir)</b> W/O KANJI, PARADISE AREA, NR KHODIYAR TEMPLE LAL PALACE VISTAR, PORBANDAR, GUJARAT-360575
<b>Mrs. PANJARI DHARMISHTHA (Legal Heir)</b> W/O DEVJIBHAI, STREET NO. 3, MUNICIPAL COLONY, VADIYA ROAD, PORBANDAR, GUJARAT-360575
<b>Mr. RAJENDRABHAI KANJIBHAI KOTIYA</b> <b>(Guarantor) (Legal Heir)</b> SO KANJIBHAI JAY LUNAI KRUPA NEAR KHODIYAR TEMPLE, PORBANDAR, GUJARAT, 360575

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.**

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**The OCC general Account No. 0162285000023 of the Borrowers, M/s SHREE LUNAI KRUPA AGENCY and Late Sri KANJI DAMJI KOTIA, slipped to NPA as on 26.08.2024,**

The undersigned being the Authorized Officer of the Canara Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices calling upon the borrowers M/s SHREE LUNAI KRUPA AGENCY, Late Sri KANJI DAMJI KOTIA, Mr. SHYAM KANJI KOTIA, Mr. KOTIYA HARISHBHAI KANJIBHAI, Mr. RAJENDRABHAI KANJIBHAI KOTIYA, Mrs. KOTIYA KAMLABEN, Mrs. PANJARI DHARMISHTHA (Partners, Guarantors and Legal Heirs) to repay the amount mentioned in the notice.



(A GOVERNMENT OF INDIA UNDERTAKING)

As you are aware, the borrowers having failed to repay the amount, the undersigned on behalf of Canara bank Porbandar 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 Porbandar Branch of Canara Bank.

The undersigned proposes to sell the assets 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,

  
Authorized Officer,  
Canara Bank  
**ENCLOSURE - SALE NOTICE**

**SALE NOTICE**

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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), Guarantor (s) and Legal Heir (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **possession** of which has been taken by the Authorized Officer of Porbandar Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **13.05.2025** for recovery of **Rs.33,12,700.85 (Rupees Thirty Three Lakh Twelve Thousand Seven Hundred and Paisa Eighty Five Only)** as on **31.07.2024** in the Loan Account plus further interest and charges thereon due to the Porbandar Branch of Canara Bank, from the loan account of **M/s SHREE LUNAI KRUPA AGENCY**.

The reserve price will be **Rs. 47,50,000.00 (Rupees Forty Seven Lakh Fifty Thousand Only)** and the earnest money deposit will be **Rs.4,75,000.00 (Rupees Four Lakh Seventy Five Thousand Only)**. The Earnest Money Deposit shall be deposited on or before **12.05.2025**.

**Details and full description of the property:**

EMT of Residential Building situated at Lal Bungla area in Porbandar City bearing City Survey Ward No. 3, Survey No: 3480 paiki plot: 23 paiki land measuring 103-53-00 sq mtrs

Building Name "Jay Shree Lunav Ma" situated near Jay Shindhvi Krupa-located in the Lal Bungalow/Paradise Cinema area, Near Shree Kankai Mataji Temple, Porbandar

The area of the said plot is 103.53 SqMtr

**The property is bounded as under:**

East- Remaining Portion of captioned property holding by Kanji Bhura

West- Property of Babubhai Kharva


North- Property of Babubhai Govind

South- Road

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Senior Manager, Porbandar Branch Canara bank, Ph. No. 8238091996 during office hours on any working day.

Date: 03.04.2025

Place: Porbandar

  
Authorized Officer  
Canara Bank



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**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 03.04.2025**

1. Name and Address of the Secured Creditor: Canara Bank Porbandar, Kuber Landmark, S.V. Patel Road, Porbandar, Taluka & District - Porbandar -360575

2. Name and Address of the Borrower(s)/ Guarantor(s):

<b>M/s SHREE LUNAI KRUPA AGENCY (Partnership Firm)</b> GIDC OPP VIKRAM TRANK GARA/ NR UNIMAKE ENGI COMMPUND PORBANDAR, GUJARAT, 360575	<b>Mrs. KOTIYA KAMLABEN (Legal Heir)</b> W/O KANJI, PARADISE AREA, NR KHODIYAR TEMPLE LAL PALACE VISTAR, PORBANDAR, GUJARAT-360575
<b>Late Mr. KANJI DAMJI KOTIA (Partner)</b> <b>Mr. SHYAM KANJI KOTIA (Legal Heir)</b> 232-30-1 LALAPEESH HOTEL KHODIYAR MANDIR PORBANDAR, GUJARAT, 360575	<b>Mrs. PANJARI DHARMISHTHA (Legal Heir)</b> W/O DEVIIBHAI, STREET NO. 3, MUNICIPAL COLONY, VADIYA ROAD, PORBANDAR, GUJARAT-360575
<b>Mr. SHYAM KANJI KOTIA (Partner)</b> 232-30-1 LALAPEESH HOTEL KHODIYAR, MANDIR PORBANDAR, GUJARAT, 360575	<b>Mr. RAJENDRABHAI KANJIBHAI KOTIYA (Guarantor) (Legal Heir)</b> SO KANJIBHAI JAY LUNAI KRUPA NEAR KHODIYAR TEMPLE PORBANDAR, GUJARAT, 360575
<b>Mr. KOTIYA HARISHBHAI KANJIBHAI (Guarantor) (Legal Heir)</b> B/H ROKADIYA HANUMAN, RADHE SHYAM SOCIETY, KHAFAT, N/R AVAD PROVISION PORBANDAR, GUJARAT, 360575	

3. Total liabilities as on 31.07.2024: Rs.33,12,700.85 (Rupees Thirty Three Lakh Twelve Thousand Seven Hundred and Paise Eighty Five Only)

4.(a) Mode of Auction: E-Auction

(b) Details of Auction service provider: M/s PSB Alliance (BAANKNET),

Helpdesk No. - 8291220220, 9892219848, 8160205051;

e-mail id: [support.BAANKNET@psballiance.com](mailto:support.BAANKNET@psballiance.com),

For User Creation Helpline Number-

Sr Nu	Name	Contact No.	E Mail ID
1	KARAN MODI	7016-716557	<a href="mailto:karan@procure247.com">karan@procure247.com</a>
2	VASU PATEL	9510-974587	<a href="mailto:vasu.patel@procure247.com">vasu.patel@procure247.com</a>
3	KASHYAP PATEL	6354-604884	<a href="mailto:kashyap@procure247.com">kashyap@procure247.com</a>
4	ANIMESH JAIN	7046-612345	<a href="mailto:animesh@procure247.com">animesh@procure247.com</a>

(c) Date & Time of Auction: **13.05.2025** Time 01.00 PM - 03.00 PM

(d) Place of Auction: <https://BAANKNET.com/>

5. Reserve Price: **Rs.47,50,000.00 (Rupees Fourty Seven Lakh Fifty Thousand Only)**

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 **08.05.2025** 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.**

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 **M/s PSB Alliance (BAANKNET)**

**Helpdesk No. - 8291220220, 9892219848, 8160205051,**

**e-mail id: [support.BAANKNET@psballiance.com](mailto:support.BAANKNET@psballiance.com),**

**For User Creation Helpline Number-**

Sr No	Name	Contact No.	E Mail ID
1	KARAN MODI	7016-716557	<a href="mailto:karan@procure247.com">karan@procure247.com</a>
2	VASU PATEL	9510-974587	<a href="mailto:vasu.patel@procure247.com">vasu.patel@procure247.com</a>
3	KASHYAP PATEL	6354-604884	<a href="mailto:kashyap@procure247.com">kashyap@procure247.com</a>
4	ANIMESH JAIN	7046-612345	<a href="mailto:animesh@procure247.com">animesh@procure247.com</a>

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **12.05.2025, 10:00 AM to 05:00 PM**, to Canara Bank, Porbandar 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://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 **M/s PSB Alliance (BAANKNET)** Helpdesk No. - **8291220220, 9892219848, 8160205051; e-mail id: [support.BAANKNET@psballiance.com](mailto:support.BAANKNET@psballiance.com),**

**For User Creation Helpline Number-**

Sr No	Name	Contact No.	E Mail ID
1	KARAN MODI	7016-716557	<a href="mailto:karan@procure247.com">karan@procure247.com</a>
2	VASU PATEL	9510-974587	<a href="mailto:vasu.patel@procure247.com">vasu.patel@procure247.com</a>
3	KASHYAP PATEL	6354-604884	<a href="mailto:kashyap@procure247.com">kashyap@procure247.com</a>
4	ANIMESH JAIN	7046-612345	<a href="mailto:animesh@procure247.com">animesh@procure247.com</a>

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 multiples 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 favor 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



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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 Authorized Officer without any notice and property shall forthwith be put up for sale again.

**k) For sale proceeds of Rs. 47,50,000.00 (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) 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 or Porbandar Branch, who as a facilitating center, shall make necessary arrangements.

o) For further details contact Manager, Canara Bank, Porbandar Branch (8238091996) E-mail: cb17121@canarabank.com; the service provider M/s PSB Alliance (BAANKNET) Helpdesk No. - 8291220220, 9892219848, 8160205051, 7046612345, 6354910172; e-mail id: support.BAANKNET@psballiance.com, support.BAANKNET@procure247.com

**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: Porbandar  
Date: 03.04.2025

Authorized Officer  
Canara Bank