

Ref: CNRB: ISANPUR: E-AUCTION: AE: NOV-2024:SM

Date: 27/09/2024

<b>Borrower</b>	<b>M/S ABELIYA ENTERPRISE</b> <b>(Prop. PATEL RIYAA CHANDRAKANT)</b> <b>REGISTERED ADDRESS: - SHED NO 8,</b> <b>MAHALAXMI STORE HAUSIS PVT LTD,</b> <b>COMPOUND NEAR ESAAR PETROL PUMP</b> <b>PINGLAJ PATIYA VILLAGE, NAVAGAM</b> <b>KATHAWADA, KHEDA, GUJARAT-387540.</b>  <b>SHOP NO. 069, GROUND FLOOR,</b> <b>EMERALD ONE, NEAR JETALPUR FLYOVER,</b> <b>JETALPUR, VADODARA,</b> <b>SUB DISTRICT VADODARA-1-390002</b>
<b>Borrower/Mortgagor</b>	<b>Mrs. PATEL RIYAA CHANDRAKANT</b> <b>B-62, KASTURI NAGAR,</b> <b>MANJALPUR, VADODARA,</b> <b>Manjalpur, Gujarat, 390011</b>

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, Isanpur 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 Isanpur 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**  
**AUTHORISED OFFICER**  
अधिकृत अधिकारी  
**CANARA BANK**  
**Authorised Officer**

ENCLOSURE – SALE NOTICE

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Isanpur Branch  
Ramji Bhavan, Near Isanpur Post Office, Isanpur-Ahmedabad

केनरा बैंक

भारत सरकार का उपक्रम

Canara Bank

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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 Isanpur Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 13/11/2024, for recovery of **Rs.30,01,170.00 (Rupees Thirty Lakh One Thousand One Hundred Seventy only) in Cash Credit Loan together with further interest and charges from 24.07.2024 and Rs.11,00,754.50 (Rupees Eleven Lakh Seven Hundred Fifty-Four and paisa fifty only) as on 23.07.2024 in GECL 1.0 Loan together with further interest and charges from 24.07.2024 + further Interest and charges thereon** due to the Isanpur Branch of Canara Bank from borrower, **M/S ABELIYA ENTERPRISE Prop. PATEL RIYAA CHANDRAKANT.**

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

SR	Property Details	Reserve Price	EMD Amt.
1.	<p>The immovable property bearing Unit No. 069 on Ground Floor admeasuring about 210 sq. feet alongwith undivided common passage, staircase, parking, lift, cabin space &amp; undivided common land adm. About 126.81 sq. ft. in the scheme known as "Emerald One" constructed on the land bearing Plot No. 15 &amp; 16 adm. about 3143.22 sq. mtrs. And undivided area adm. about 408.18 sq. mtrs. &amp; adm. about 1980.36 sq. mtrs. &amp; undivided share adm. about 257.17 sq. mtrs. City Survey No. 1537/A adm. about 28130 sq. mtrs. (Old Revenue Survey Nos. 494/2 Part, 500 Part, 501/A/1 Part, 501/A/2/1 &amp; 502) situate, lying and being at Mouje: Kasba, Taluka Vadodara in the registration District of Vadodara and sub-District of Vadodara-1.</p> <p>Bounded as :</p> <p>East : Passage</p> <p>West : Unit No. 080</p> <p>North : Unit No. 070</p> <p>South : Unit No. 068</p>	<p>Rs. 32,00,000.00</p>	<p>Rs. 3,20,000.00</p>

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b) The Earnest Money Deposit shall be deposited on or before dt. 12/11/2024.

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, Isanpur Branch, Ahmedabad** (Ph. No. 8238091907) during office hours on any working day.

कृतं केनरा बैंक/For, Canara Bank

  
अधिकृत अधिकारी/Authorised Officer  
CANARA BANK

Date : 27/09/2024  
Place : Ahmedabad

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 27/09/2024**

<b>Name and Address of the Secured Creditor</b>	Canara Bank, Isanpur Branch Ramji Bhavan, Near Ishanpur Post Office, Isahanpur-Ahmedabad
<b>Borrower</b>	M/S ABELIYA ENTERPRISE (Prop. PATEL RIYAA CHANDRAKANT) REGISTERED ADDRESS: - SHED NO 8, MAHALAXMI STORE HAUSIS PVT LTD, COMPOUND NEAR ESAAR PETROL PUMP PINGLAJ PATIYA VILLAGE, NAVAGAM KATHAWADA, KHEDA, GUJARAT-387540.  SHOP NO. 069, GROUND FLOOR, EMERALD ONE, NEAR JETALPUR FLYOVER, JETALPUR, VADODARA, SUB DISTRICT VADODARA-1-390002
<b>Borrower/Mortgagor</b>	Mrs. PATEL RIYAA CHANDRAKANT B-62, KASTURI NAGAR, MANJALPUR, VADODARA, Manjalpur, Gujarat, 390011

1. Total liabilities: Rs.30,01,170.00 (Rupees Thirty Lakh One Thousand One Hundred Seventy only) in Cash Credit Loan together with further interest and charges from 24.07.2024 and Rs.11,00,754.50 (Rupees Eleven Lakh Seven Hundred Fifty-Four and paise fifty only) as on 23.07.2024 in GECL 1.0 Loan together with further interest and charges from 24.07.2024 + further Interest and charges thereon

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2. (a) Mode of auction : E-auction

(b) Details of Auction Service Provider: M/s PSB Alliance (Ebkray)

Helpdesk number :- 8291220220,7046612345,6354910172,  
9892219848,8160205051

E-mail :- support.ebkray@psballiance.com, support.ebkray@procure247.com

Website :-https://ebkray.in/

Contact Person Name for User Creation.:

SR NO	NAME	CONTACT NO	E MAIL ID
1	KARAN MODI	7016-716557	karan@procure247.com
2	VASU PATEL	9510-974587	vasu.patel@procure247.com
3	KASHYAP PATEL	6354-604884	kashyap@procure247.com
4	ANIMESH JAIN	7046-612345	animesh@procure247.com

(c) Date & Time of Auction: 13/11/2024 (1:00 PM TO 3:00 PM)

3. Reserve Price : Property - Rs.32,00,000.00 (Rupees Thirty Two Lakh only).

Other terms and conditions :

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://ebkray.in/> 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 Authorised Officer, on 07/11/2024 between 10:00 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 in E-Wallet of M/s PSB Alliance Private Limited (E-bkray) 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 e-mail address. For details with User Creation & other guidance please contact the service provider : **M/s PSB Alliance (Ebkray)**. Helpdesk number:- 8291220220,7046612345,6354910172,9892219848,8160205051, Email :- support.ebkray@psballiance.com, support.ebkray@procure247.com, Website- <https://ebkray.in/>  
Contact Person Name.: -

Isanpur Branch

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2	VASU PATEL	9510-974587	vasu.patel@procure247.com
3	KASHYAP PATEL	6354-604884	kashyap@procure247.com
4	ANIMESH JAIN	7046-612345	animesh@procure247.com

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 12/11/2024 to Canara Bank, Isanpur Branch, by hand or by email.

i) 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.

ii) Bidders Name. Contact No. Address, E Mail Id.

iii) Bidder's A/c details for online refund of EMD.

g) The intending bidders should register their names at portal <https://ebkray.in/> Helpdesk Number: - 8291220220.

For User Creation Helpline Number, Contact Person Name.: -

SR NO	NAME	CONTACT NO	E MAIL ID
1	KARAN MODI	7016-716557	karan@procure247.com
2	VASU PATEL	9510-974587	vasu.patel@procure247.com
3	KASHYAP PATEL	6354-604884	kashyap@procure247.com
4	ANIMESH JAIN	7046-612345	animesh@procure247.com

User can visit website of **M/s PSB Alliance (Ebkray)** for any help, FAQ and User manual **Helpdesk number:- 8291220220,7046612345, 6354910172,9892219848, 8160205051,** **Email-support.ebkroy@psballiance.com, support.ebkroy@procure247.com, Website-** **https://ebkroy.in/**

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**. 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.

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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. 50,00,000.00 (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.

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 Isanpur branch which, as a facilitating centre, shall make necessary arrangements.

o) For further details, contact **Manager, Canara Bank, Isanpur Branch, Ahmedabad** (Ph. No. 8238091907) e-mail id [cb2709@canarabank.com](mailto:cb2709@canarabank.com) OR the service provider **M/s PSB Alliance (Ebkray)**. **Helpdesk number:- 8291220220,7046612345,6354910172,9892219848,8160205051**, **Email -support.ebkray@psballiance.com, support.ebkray@procure247.com, Website-<https://ebkray.in/>**.

**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: AHMEDABAD  
Date: 27/09/2024

कृत केनरा बैंक / For, Canara Bank  
  
अधिकृत अधिकारी / Authorised Officer  
Canara Bank

Isanpur Branch  
Ramji Bhavan, Near Isanpur Post Office, Isanpur-Ahmedabad