



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

Ref : 6/GRO/MAHAKALI/REC/SALE/2024  
2024

Date : 29-10-

To,

Borrower	Guarantor
To M/S BHAIRAV ENTERPRISE Prop. Mr. SAVDANBHAI RAMABHAI MALI GROUND FLOOR SHOP NO 222 TENEMENT NO 10044710 MARKET YARD DEESA PATAN HIGHWAY DEESA BANASKANTH GUJARAT 385535	1. Mr. PARESH SAVADANJI MALI (Guarantor) 3 GANESHPURA FARMHOUSE GANESHPURA PRA SHALA PASE HAIVENI UTTARE DEESADISA M Y PEDAL BANASKANTHA DEESA385535
Mr. SAVDANBHAI RAMABHAI MALI (PROP) 3 GANESH PURA FARM HOUSE KANT ROAD DEESA BANASKANTHA, DEESA, 385535	2. Mrs. GOMTIBEN SAVDANJI MALI (Guarantor) 3 GANESHPURA FARM HOUSE GANESHPURA PRA SHALA PASE HAIVENI UTTARE DEESA DISA M Y PEDAL BANASKANTHA DEESA 385535

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, Deesa Branch have taken Symbolic Possession on 22.10.2024 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 Deesa 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.

केनरा बैंक / CANARA BANK  
Yours faithfully,

Authorised Officer  
केनरा बैंक / Authorised Officer  
Canara Bank  
क्षेत्रीय कार्यालय / Regional Office  
गांधीनगर / Gandhinagar  
ENCLOSURE - SALE NOTICE

internal

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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 सैक्टर 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 **SYMBOLIC 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 11-12-2024, for recovery of Rs. 5,07,97,384.78 (Rupees Five Crore Seven Lakhs Ninty seven thousand three hundred eighty four and paise seventy eight only) as mentioned in Demand Notice Dated 17/08/2024 plus further interest and other charges due to the Deesa Branch of Canara Bank from M/S BHAIRAV ENTERPRISE

The **RESERVE PRICE** shall be deposited on or before 10-12-2024 **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 (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."

Sr no	Property Details	Reserve Price	EMD Price
1	All that piece and parcel of the Commercial property bearing Commercial NA Land with allied construction of Revenue survey no. 1+218/2paiki/paiki2, On Radhanpur-Palanpur Highway, Moje Village: Navi Bhiladi, Ta: Deesa, Dist: Banaskantha-385530 <u>Boundaries of the property (As per Deed)</u> <b>EAST-</b> Residential NA Land of sadarhu survey number is located <b>WEST-</b> Radhanpur-Palanpur National Highway is located <b>NORTH-</b> Land of Adj. Survey no. :1+218/2 paiki is located <b>SOUTH-</b> Adj. Survey no.:1+218/2 paiki2 is located	Rs 2,24,71,000	Rs 22,47,100
2	All that piece and parcel of the residential property bearing Residential plot no.:1,2,3,& 4 (04 Nos.), Rev. Survey no. :1+218/2 paiki1/paiki2, on Radhanpur-palnpur Highway, Moje Village: Navi Bhiladi, Ta: Deesa, Dist: Banaskantha-385530 <u>Boundaries of the property (As per Deed)</u> <b>EAST-</b> 6.09 mt. wide internal Road is located	Rs 25,34,000	Rs 2,53,400



	<b>WEST-</b> self owned commercial plot no. : 01to 03 is located <b>NORTH-</b> Land of Adj. Survey no. : 1+218/2 paiki1 is located <b>SOUTH-</b> NA land is located		
3	All that piece and parcel of the residential property bearing Residential plot/tenement no. : 87-A, the scheme known as "Tirupati Township", Rev. Survey no. : 78 paiki 1, city survey no:4817/B paiki, sheet no.:07 paiki, Nr. Gadhavi Party plot,Ranpur Road, Moje Village: Nava Deesa, Ta: Deesa, Dist: banaskantha-385535 <u>Boundaries of the property (As per Deed)</u> <b>EAST-</b> Adj. 6.00mt. wide internal road of among N.A. Land is located <b>WEST-</b> Adj. plot No. : A-90 of among N.A Land is located <b>NORTH-</b> Adj. plot No.: A-88 of among N.A Land is Located <b>SOUTH-</b> Adj. plot no.:A-86 of among N.A. Land is located	Rs 41,04,000	Rs 4,10,400

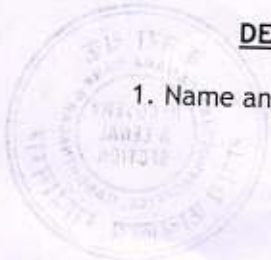
Date : 29-10-2024  
Place : Gandhinagar

केनरा बँक / CANARA BANK  
पधिकृत अधिकारी / Authorised Officer  
केनरा बँक / Regional Office  
गान्धीनगर / Gandhinagar

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 29-10-2024**

1. Name and Address of the Secured Creditor : Canara Bank, Deesa Branch.

Internal



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

Borrower	Guarantor
To M/S BHAIRAV ENTERPRISE Prop. Mr. SAVDANBHAI RAMABHAI MALI GROUND FLOOR SHOP NO 222 TENEMENT NO 10044710 MARKET YARD DEESA PATAN HIGHWAY DEESA BANASKANTH GUJARAT 385535	1. Mr. PARESH SAVADANJI MALI (Guarantor) 3 GANESHPURA FARMHOUSE GANESHPURA PRA SHALA PASE HAIVENI UTTARE DEESADISA M Y PEDAL BANASKANTHA DEESA385535
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3. Total liabilities as mentioned in Demand Notice dated 17/08/2024 - Rs. 5,07,97,384.78 (Rupees Five Crore Seven Lakhs Ninty seven thousand three hundred eighty four and paise seventy eight only) plus further interest and other charges thereon.

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

Service Provider	M/s PSB Alliance (Ebkray)
Contact Person Name	KARAN MODI
Contact No.	8291220220, 7016716557, 9510-974587, ,6354-604884
E-mail ID	<a href="mailto:support.ebkrray@psballiance.com">support.ebkrray@psballiance.com</a>

- (c) Date & Time of Auction : 11-12-2024 Time 1:00 PM - 03.00 PM  
(d) Place of Auction : Online Auction

5. RESERVE PRICE : For Property 1

The RESERVE PRICE will be Rs. 2,24,71,000/- and EARNEST MONEY of Rs.22,47,100/- shall be deposited on or before 10-12-2024 at 5:00 PM

For Property 2

The RESERVE PRICE will be Rs. 25,34,000/- and EARNEST MONEY of Rs.2,53,400/- shall be deposited on or before 10-12-2024 at 5:00 PM

For Property 3



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The RESERVE PRICE will be Rs. 41,04,000/- and EARNEST MONEY of Rs.4,10,400/- shall be deposited on or before 10-12-2024 at 5:00 PM.

**6. 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 05-12.2024 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 (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."  
on or before 10-12-2024 .

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 (Ebkray)</b>
Contact Person Name	KARAN MODI
Contact No.	8291220220, 7016716557, 9510-974587, ,6354-604884
E-mail ID	<a href="mailto:support.ebkray@psballiance.com">support.ebkray@psballiance.com</a>

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 10.12.2024 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.

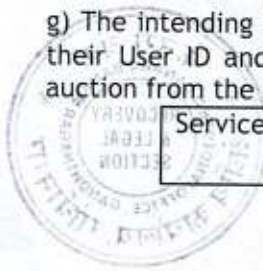
ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.

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://ebkray.in/> 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 (Ebkray)</b>
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Internal

Contact Person Name	KARAN MODI
Contact No.	8291220220, 7016716557, 9510-974587, ,6354-604884
E-mail ID	support.ebkray@psballiance.com

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).

The Service Provider:

Service Provider	M/s PSB Alliance (Ebkray)
Contact Person Name	KARAN MODI
Contact No.	8291220220, 7016716557, 9510-974587, ,6354-604884
E-mail ID	support.ebkray@psballiance.com



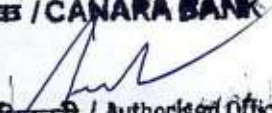
Internal

**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 : 29-10-2024

**ಕೆನರಾ ಬ್ಯಾಂಕ್ / CANARA BANK**

  
ಪರಿಷ್ಕರಣಾ ಅಧಿಕಾರಿ / Authorised Officer  
ಕೆನರಾ ಬ್ಯಾಂಕ್ / Authorised Officer  
ಕೆನರಾ ಬ್ಯಾಂಕ್ / Canara Bank



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