

केनरा बैंक

Canara Bank



भारत सरकार का उद्योग

A Government of India Undertaking

सिंडिकेट Syndicate

Ref: CNRB: NARODA: E-AUCTION: ONC: NOV-2024:SM

Date: 16/10/2024

Borrower	<p>M/S OM NAGDEV CREATION (Prop. DARAJI KANCHANBEN HARESHBHAI) REGISTERED ADDRESS: - 1103, KIKA BHATT NI POLE, DARIYAPUR, AHMEDABAD, GUJARAT-380001.</p> <p>M/S OM NAGDEV CREATION (Prop. DARAJI KANCHANBEN HARESHBHAI) 35, FIRST FLOOR, SHREE PADMAVATI COMPLEX, NEAR GHEEKANTA POLICE CHOWKI, GHEEKANTA, GHEEKANAT ROAD AHMEDABAD, GUJARAT-380001.</p> <p>M/s OM NAGDEV CREATION, K 01 ABHISHEK ESTATE-2, AHMEDABAD INDORE HIGHWAY BAKROL, AHMEDABAD-382210.</p>
Borrower	<p>Mrs. DARAJI KANCHANBEN HARESHBHAI 119, DARJIWAS, ODVAS PANCHAYAT GHARNI PACCHAL, MU. PO. VASNA VATAM, VTC: DEESA, PO:DISA MUKHYA DAK GHAR SUB DISTRICT: DEESA, DISTRICT: BANASKANTHA, GUJARAT, 385535.</p>
Guarantor/Mortgagor	<p>HARESHBHAI BHAGAJI DARAJI 938/1/7, PRAJAPATI MAHOLLO, LUNSHWAD DARIYAPUR, DARIYAPUR AHMEDABAD CITY, AHMEDABAD G.P.O AHMEDABAD, GUJARAT-380001</p> <p>HARESHBHAI BHAGAJI DARAJI BLOCK NO. 01, CITY SR. NO.1705/P C.S.No. 1103, KIKABHAT NI POLE, JAIN DERASAR VALO KHANCHO, OPP. MILAN SHARBAT, AT DARIYAPUR WARD-2, TA. & DIST. AHMEDABAD-380001</p>

Naroda Branch,
P B No.17, #395-396, Saijpur Bogha, Naroda Road-Ahmedabad

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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, Naroda 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 Naroda 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,


AUTHORISED OFFICER
CANARA BANK

ENCLOSURE – SALE NOTICE

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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 Naroda Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **27/11/2024**, for recovery of **Rs.20,12,837.22 (Rupees Twenty Lakh Twelve Thousand Eight Hundred Thirty-Seven and Paise Twenty-Two Only only) in Term Loan together with further interest and charges from 06.08.2024 + further interest and charges thereon** due to the Naroda Branch of Canara Bank from borrower, **M/S OM NAGDEV CREATION Prop. DARAJI KANCHANBEN HARESHBHAI.**

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

SR	Property Details	Reserve Price	EMD Amt.
1.	<p>All that piece or parcel of the immovable property being Block No. 1 on Ground Floor, construction area admeasuring 54-35-30 Sq. Mtrs., on City Survey No.: 1705 paiki admeasuring 122-91-11 Sq. Mtrs., Situated and lying at Mouje: Dariyapur Ward-2, Muni. Census No: 1103 New Ternament No.: 0130-550136-0001-E, Taluka: City (East) District of Ahmedabad and Registration Sub-District of Ahmedabad-1 (City).</p> <p>Bounded as :</p> <p>East : Pole Road</p> <p>West : Pole Road</p> <p>North : Survey No: 1707</p> <p>South : Survey No: 1704</p>	<p>Rs. 10,92,000.00</p>	<p>Rs. 1,09,200.00</p>

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a) The Earnest Money Deposit shall be deposited on or before dt. 26/11/2024.

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, Naroda Branch, Ahmedabad** (Ph. No. 8238091913) during office hours on any working day. For, Canara Bank

कृत, केनरा बैंक,
अधिकृत अधिकारी/Authorised Officer

Date : 16/10/2024
Place : Ahmedabad

Authorised Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 16/10/2024

Name and Address of the Secured Creditor	Canara Bank, Naroda Branch P B No.17, #395-396, Saijpur Bogha, Naroda Road
Borrower	M/S OM NAGDEV CREATION (Prop. DARAJI KANCHANBEN HARESHBHAI) REGISTERED ADDRESS: - 1103, KIKA BHATT NI POLE, DARIYAPUR, AHMEDABAD, GUJARAT-380001. M/S OM NAGDEV CREATION (Prop. DARAJI KANCHANBEN HARESHBHAI) 35, FIRST FLOOR, SHREE PADMAVATI COMPLEX, NEAR GHEEKANTA POLICE CHOWKI, GHEEKANTA, GHEEKANAT ROAD AHMEDABAD, GUJARAT-380001. M/s OM NAGDEV CREATION, K 01 ABHISHEK ESTATE-2, AHMEDABAD INDORE HIGHWAY BAKROL, AHMEDABAD-382210.
Borrower	Mrs. DARAJI KANCHANBEN HARESHBHAI 119, DARJIWAS, ODVAS PANCHAYAT GHARNI PACCHAL, MU. PO. VASNA VATAM, VTC: DEESA, PO:DISA MUKHYA DAK GHAR

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	SUB DISTRICT: DEESA, DISTRICT: BANASKANTHA, GUJARAT, 385535.
Guarantor/Mortgagor	HARESHBHAI BHAGAJI DARAJI 938/1/7, PRAJAPATI MAHOLLO, LUNSHWAD DARIYAPUR, DARIYAPUR AHMEDABAD CITY, AHMEDABAD G.P.O AHMEDABAD, GUJARAT-380001 HARESHBHAI BHAGAJI DARAJI BLOCK NO. 01, CITY SR. NO.1705/P C.S.No. 1103, KIKABHAT NI POLE, JAIN DERASAR VALO KHANCHO, OPP. MILAN SHARBAT, AT DARIYAPUR WARD-2, TA. & DIST. AHMEDABAD-380001

1. **Total liabilities: Rs.20,12,837.22 (Rupees Twenty Lakh Twelve Thousand Eight Hundred Thirty-Seven and Paise Twenty-Two Only only) in Term Loan together with further interest and charges from 06.08.2024 + further Interest and charges thereon**

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: 27/11/2024 (1:00 PM TO 3:00 PM)

**Naroda Branch,
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3. Reserve Price : Property - Rs.10,92,000.00 (Rupees Ten Lakh Ninety Two Thousand 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 21/11/2024 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.: -

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

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 26/11/2024 to Canara Bank, Naroda 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.

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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.ebkray@psballiance.com, support.ebkray@procure247.com, Website-
<https://ebkray.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.

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

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o) For further details, contact **Manager, Canara Bank, Naroda Branch, Ahmedabad** (Ph. No. 8238091913) e-mail id cb0173@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.

कृते, केनरा बैंक/For, Canara Bank

अधिकृत अधिकारी/Authorised Officer

Place: AHMEDABAD
Date: 16/10/2024

Authorised Officer
Canara Bank