



Date: 04/01/2025

Ref: CNRB: CHANDKHEDA: E-AUCTION: PAS: JAN:2025:SM

TO,

Borrower/Mortgagor	PANCHAL ANJANA SUNIL D 101 ALOK PARADISE 2 OPP ALOK PARADISE 1 BAPA SITARAM CHOWK VASTRAL AHMEDABAD-382418 W/O SUNIL, 245/4 NR. PANCHARATNA IND. ESTATE, NR, PRIME TECH INDUSTRIES DASKROI AHMEDABAD, GUJARAT-382445 B-317, HARIDARSHAN PARK SOCIETY, BEHIND SURELIA ESTATE AMRAIWADI, AHMEDABAD, AHMEDABAD CITY-380026
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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 CHANDKHEDA 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 CHANDKHEDA 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,

For Canara Bank


AUTHORISED OFFICER

CANARA BANK

ENCLOSURE - SALE NOTICE



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 CHANDKHEDA Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 13/02/2025, for recovery of as on 23/10/2024, amounts to Rs. 24,30,905.92 (Rupees Twenty-Four Lakh Thirty Thousand Nine Hundred Five and Paise Ninety-Two Only) + further interest and charges from 24/10/2024 in Housing Loan account due to the CHANDKHEDA Branch of Canara Bank from borrower, **PANCHAL ANJANA SUNIL (Borrower/ Mortgager)**.

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

SR	Property Details	Reserve Price	EMD Amt.
1.	The Immovable property bearing Flat No. 101 on 1st Floor of Block-D (As per Browser Block C and Block D) As per RERA Carpet area 57.52 sq. mtrs, Wash area 2.00 sq. mtrs, Balcony area 2.15 sq. mtrs., Unit Built-up area adm. 61.67 sq. mtrs, Built-up area adm. 65.84 sq. mtrs in Scheme Known as "Alok Paradise-2" bearing Survey No. 780 (New Survey No. 780/1) (Vastral*Ramol), F.P. no. 35/2 sq. mtrs 3555 sq. mtrs situate adm. 10825 sq. mtrs paiki adm. 5925 sq. mtrs, T.P. No. 114 lying and being at Mouje Vastral of Taluka-Vatva in the Registration District and Sub District of Ahmedabad-12 (Nikol).	Rs. 28,00,000.00	Rs. 2,80,000.00
	Boundaries: East: Block-D Flat No. 102 West: Common Plot North: Stair and Block-C Flat No. 101 South: Stair and Block-D Flat No. 106		
	CERSAI Security Interest ID : 400051103463		

a) The Earnest Money Deposit shall be deposited on or before dt. 12/02/2025.

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, CHANKHEDA Branch, Ahmedabad** (Ph. No. 8238091935) during office hours or any working day.

For **Authorized Officer**

Authorized Officer
CANARA BANK

Date : 04/01/2025
Place : Ahmedabad

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 04/01/2025

Name and Address of the Secured Creditor	Canara Bank, Chandkheda branch: NAKSHATRA ARCADE GR. FL, SHOPNO.10,11,12 12A, 14, 15, IOC ROAD, CHANDKHEDA Phone no: 8238091935 Email: cjs3250@canarabank.com
Borrower/Mortgagor	PANCHAL ANJANA SUNIL D 101 ALOK PARADISE 2 OPP ALOK PARADISE 1 BAPA SITARAM CHOWK VASTRAL AHMEDDABAD-3822418 W/O SUNIL, 245/4 NR. PANCHARATNA IND. ESTATE, NR. PRIME TECH INDUSTRIES DASKROI AHMEDDABAD, GUJARAT- 3822445 B-317, HARIDARSHAN PARK SOCIETY, BEHIND SURELIA ESTATE AMRAIWADI, AHMEDDABAD, AHMEDDABAD CITY- 380026

1. **Total liabilities**, as on 23/10/2024, amounts to Rs.24,30,500.72 (Rupees Twenty Four Lakh Thirty Thousand Nine Hundred Five and Paise Ninety Two Only) + further interest and charges from 24/10/2024 in Housing Loan account.
2. (a) **Mode of auction** : E-auction

(b) Details of Auction Service Provider. M/s PSB Alliance Pvt Ltd (BAANKNET)

Chandkheda branch: NAKSHATRA ARCADE GR. FL, SHOPNO.10,11,12 12A, 14, 15, IOC ROAD, CHANDKHEDA Phone no: 8238091935 Email: cjs3250@canarabank.com,com



Helpdesk number :- 8291220220, 9892219848, 8160205051

Website :- <https://baanknet.com/>

(c) Date & Time of Auction: 13/02/2025 (1:00 PM TO 3:00 PM)
3. Reserve Price : Property - Rs.28,00,000.00 (Rupees Twenty Eight Lakh only).

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 Authorised Officer, on 06/02/2025 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 (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 e-mail address. For details with User Creation & other guidance please contact the service provider : **M/s PSB Alliance (BAANKNET), Helpdesk number:- <https://baanknet.com/>**
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 12/02/2025 to Canara Bank, CHANDKHEDA32 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://baanknet.com/> Helpdesk Number - 8291220220, 9892219848, 8160205051.

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Canara Bank



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A Government of India Undertaking

or

User can visit website of M/s PSB Alliance (BAANKNET) for any help, FAQ and User manual Helpdesk number: 8291220220, 9892219848, 8160205051, Email- support.baanknet@psballiance.com, Website- https://baanknet.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 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 Regional Office, Ahmedabad or CHANKHEDA Branch which, as a facilitating centre, shall make necessary arrangements.

o) For further details, contact **Manager, Canara Bank, CHANKHEDA Branch, Ahmedabad**. Ph. No. 8238091935) e-mail id cb3250@canarabank.com OR the service provider M/s PSB Alliance Pvt Ltd (BAANKNET), Helpdesk number: 8291220220, 9892219848, 8160205051, Email - support.baanknet@psballiance.com, Website- https://baanknet.com/.

CONFIDENTIAL

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.

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For, Canara Bank


ಅಧಿಕೃತ ಅಧಿಕಾರಿ / Authorized Officer

Authorized Officer
Canara Bank

Place: AHMEDABAD
Date: 04/01/2025