

केनरा बैंक

Canara Bank



भारत सरकार का उपक्रम

A Government of India Undertaking

सिंडिकेट Syndicate

Ref: CNRB: VASTRAPUR: E-AUCTION: AV: NOV-2024:SM

Date: 27/09/2024

| | |
|--------------------|--|
| Borrower/Mortgagor | PATEL AJAYKUMAR VINUBHAI S/O VINUBHAI,66 UDEPUR NR AMBE MATA TEMPLE, DHANSURA, UDEPUR, ARVALLI, BORDITIMBA, GUJARAT-383260 A/201, TULSI RESIDENCY, B/H LAXMI VILLA-2, NR. HARIDARSHAN CROSS ROADS, NR. SHALBY HOSPITAL NARODA, NAVA NARODA, AHMEDABAD,GUJARAT- 382330 |
| Borrower/Mortgagor | ANKITABEN AJAYKUMAR PATEL W/O AJAYBHAI, 66, UDEPUR, AKRUND, DHANSURA, SABARKANTHA, GUJARAT-383260 A/201, TULSI RESIDENCY, B/H LAXMI VILLA-2, NR. HARIDARSHAN CROSS ROADS, NR. SHALBY HOSPITAL NARODA, NAVA NARODA, AHMEDABAD,GUJARAT- 382330 |

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, Vastrapur 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 Vastrapur 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, कृतं केनरा बैंक / For, Canara Bank

AUTHORISED OFFICER
CANARA BANK
अधिकृत अधिकारी / Authorised Officer

ENCLOSURE – SALE NOTICE

Vastrapur branch: B/29-30 HIMALAYA ARCADE NEHRU PARK, OPP VASTRAPUR LAKE, VASTRAPUR Phone no: 079-26746924, 8238091927 Email: cb17020@canarabank.com

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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 Vastrapur 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. 9,02,844.00 (Rupees Nine Lakh Two Thousand Eight Hundred Forty-Four only) in Housing Loan together with further interest and charges from 09.07.2024 + further Interest and charges thereon** due to the Vastrapur Branch of Canara Bank from borrower **PATEL AJAYKUMAR VINUBHAI and ANKITABEN AJAYKUMAR PATEL.**

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

| SR | Property Details | Reserve Price | EMD Amt. |
|----|---|-----------------------------|----------------------------|
| 1. | <p>All that piece and parcel of the immovable property of Flat No.-A-201 on Second Floor in Block-A having its carpet area admeasuring 34.20 sq. mtrs., and built up area admeasuring 37.49 sq. mtrs., and wash area admeasuring 2.09 sq. mtrs.,together with undivided share in land admeasuring 14.19 sq. mtrs.,with common facilities and amenities in the scheme known as "Tulsi Residency" being constructed on Non Agriculture Land bearing Final Plot No. 82 admeasuring 6131 sq. mtrs., (Alloted in lieu of Survey No. 673) of Town Planning Scheme No. 121 situated being and lying being at Mouje Naroda,Taluka Asarwa & District Ahmedabad and Registration Sub-District Ahmedabad-6 (Naroda) and bounded as under :-</p> <p>Bounded as :</p> <p>East : Society Road</p> <p>West : Passage</p> <p>North : Flat No. A/202</p> <p>South : Stair</p> | <p>Rs. 15,80,000.00</p> | <p>Rs. 1,58,000.00</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, Vastrapur Branch, Ahmedabad** (Ph. No. 8238091927) during office hours on any working day.

Date : 27/09/2024

Place : Ahmedabad

कृतं केनरा बैंक / For, Canara Bank


अधिकृत अधिकारी / Authorised Officer
CANARA BANK

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

| | |
|--|---|
| Name and Address of the Secured Creditor | Canara Bank, Vastrapur Branch B/29-30 HIMALAYA ARCADE NEHRU PARK, OPP VASTRAPUR LAKE, VASTRAPUR Phone no: 079-26746924, 8238091927 Email: cb17020@canarabank.com |
| Borrower/Mortgagor | PATEL AJAYKUMAR VINUBHAI S/O VINUBHAI,66 UDEPUR NR AMBE MATA TEMPLE, DHANSURA, UDEPUR, ARVALLI, BORDITIMBA, GUJARAT-383260 A/201, TULSI RESIDENCY, B/H LAXMI VILLA-2, NR. HARIDARSHAN CROSS ROADS, NR. SHALBY HOSPITAL NARODA, NAVA NARODA, AHMEDABAD, GUJARAT-382330 |
| Borrower/Mortgagor | ANKITABEN AJAYKUMAR PATEL W/O AJAYBHAI, 66, UDEPUR, AKRUND, DHANSURA, SABARKANTHA, GUJARAT-383260 |

Vastrapur branch: B/29-30 HIMALAYA ARCADE NEHRU PARK, OPP VASTRAPUR LAKE, VASTRAPUR Phone no: 079-26746924, 8238091927 Email: cb17020@canarabank.com

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A/201, TULSI RESIDENCY, B/H LAXMI VILLA-2,
NR. HARIDARSHAN CROSS ROADS, NR.
SHALBY HOSPITAL NARODA, NAVA NARODA,
AHMEDABAD, GUJARAT-382330

1. Total liabilities: Rs. 9,02,844.00 (Rupees Nine Lakh Two Thousand Eight Hundred Forty-Four only) in Housing Loan together with further interest and charges from 09.07.2024 + 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.ebkay@psballiance.com, support.ebkay@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.15,80,000.00 (Rupees Fifteen Lakh Eighty 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 07/11/2024 between 10:00 AM TO 05:00 PM.

Vastrapur branch: B/29-30 HIMALAYA ARCADE NEHRU PARK, OPP VASTRAPUR LAKE, VASTRAPUR Phone no:
079-26746924, 8238091927 Email: cb17020@canarabank.com

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-bkcray) 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 (Ebkcray)**. Helpdesk number:- 8291220220,7046612345,6354910172,9892219848,8160205051, Email :- support.ebkcray@psballiance.com, support.ebkcray@procure247.com, Website- <https://ebkcray.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 12/11/2024 to Canara Bank, Vastrapur 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://ebkcray.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 |

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

o) For further details, contact **Manager, Canara Bank, Vastrapur Branch, Ahmedabad** (Ph. No. 8238091927) e-mail id cb17020@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/.

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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

कृतं केनरा बैंक / For, Canara Bank

अधिकृत अधिकारी / Authorised Officer
Authorised Officer
Canara Bank

For Cash For Cash Bank

Authorized Officer