

(A GOVERNMENT OF INDIA UNDERTAKING)

RAOPURA BRANCH, VADODARA

Ref: 2711/AUCTION/RABIN/2024

Date: 21-10-2024

To,

1. MR.RABIN ADYITA GAYEN (BORROWER) SHA 5 197 JUNI GADI BHADRA KACHERI ROAD OPP PRANT VILLAGE GUJARAT IN 390006
2. MANORATH MADAN BAR, ASHOK BHAVAN , LAL AKHADA MAIN RD, FATEHPURA, VADODARA, GUJARAT 390006 (GUARANTOR),

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.

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As you are aware, I on behalf of Canara Bank, VADODARA RAOPURA branch have taken **Physical 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 VADODARA RAOPURA 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.

Yours faithfully,

कृते केनरा बैंक  
For CANARA BANK

Authorised Officer,  
Canara Bank

ENCLOSURE - SALE NOTICE

(A GOVERNMENT OF INDIA UNDERTAKING)  
VADODARA RAOPURA BRANCH

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 **Physical Possession** of which has been taken by the Authorised Officer of VADODARA RAOPURA Branch Canara Bank, will be sold on "As is where is", "As is what is" on **27-11-2024**, for recovery of Rs. 9,11,451.65 as on 30.11.2017 and interest thereon plus further interest and other charges due to the VADODARA RAOPURA branch of Canara Bank from **MR. RABIN ADYITA GAYEN (BORROWER)**

The reserve price will be ₹ 5,48,000/- the earnest money deposit will be 54,800/-The Earnest Money Deposit shall be deposited on or before 26.11.2024 at 4.00PM.

Details and full description of the property:

All the piece and parcel of property being **Flat No: 108 First Floor Harsiddhi Complex Chopdar Faliyu NavaBazar Fatehpura Vadodara ,Vibhag A Tikka no:A Tikka no:8/3 CS Bounded by East By: Flat no 101,102,103/Common Passage, West By : Street, North By : Passage/Flat no 107, South By : Passage/Flat no 109** standing in the name of **MR.RABIN ADYITA GAYEN**

Its Four boundaries are as follows:

**(PHYSICAL POSSESSION)**

**Bounded by**

East By: Flat no 101,102,103/Common Passage

West By : Street

North By : : Passage/Flat no 107

South By : Passage/Flat no 109

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Mr. Sumit Kumar, Chief Manager, Canara Bank, Raopura 0265-2424648/09427314783 e-mail id: [cb17041@canarabank.com](mailto:cb17041@canarabank.com) during office hours on any working day.

Date: 21-10-2024

Place: VADODARA RAOPURA

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For CANARA BANK  
  
प्रतिष्ठित अधिकारी / Authorised Officer  
Authorised Officer (CANARA BANK)

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 21-10-2024**

1. Name and Address of the Secured Creditor: **Canara Bank, VADODARA RAOPURA,**

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

**MR.RABIN ADYITA GAYEN (BORROWER) SHA 5 197 JUNI GADI BHADRA KACHERI ROAD OPP PRANT VILLAGE GUJARAT IN 390006**

**MANORATH MADAN BAR, ASHOK BHAVAN , LAL AKHADA MAIN RD, FATEHPURA, VADODARA, GUJARAT 390006 (GUARANTOR)**

3. Total liabilities as on date: **Rs. 9,11,451.65 as on 30.11.2017** and interest thereon plus further interest and other charges

4. (a) **Mode of Auction : E-Auction**

(b) **Details of Auction service provider:**

|                                      |  |
|--------------------------------------|--|
| Company Name                         | M/s PSB Alliance (Ebkray)  |
| Contact Person                       | Dharmesh Asher, Sudhir Panchal   |
| Mobile Number                        | 8291220220, 9892219848, 8160205051   |
| Support Help Desk Number             | 8291220220, 9892219848, 8160205051   |
| E-Mail                               | <a href="mailto:support.ebkray@psballiance.com">support.ebkray@psballiance.com</a> ,<br><a href="mailto:avp.projectmanager2@psballiance.com">avp.projectmanager2@psballiance.com</a> ,<br><a href="mailto:sudhir@procure247.com">sudhir@procure247.com</a> |
| E-Auction Website For SARFAESI Cases | <a href="https://ebkray.in/">https://ebkray.in/</a>  |
| E-Auction Website For DRT Cases      | <a href="https://ebkray.in/">https://ebkray.in/</a>  |

(c) **Date & Time of Auction: 27-11-2024 Time 01:00 PM – 03.00 PM**

(d) **Place of Auction: Online**

5. **Reserve Price:**

**The reserve price will be ₹ 5,48,000/- (₹ Five Lakhs Forty Eight thousand only) (Physical Possession)**

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 21-11-2024 between **10.30 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**

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For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer

deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan." on or before 26-11-2024

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 M/s PSB Alliance (Ebkray) at [support.ebkray@psballiance.com](mailto:support.ebkray@psballiance.com), [avp.projectmanager2@psballiance.com](mailto:avp.projectmanager2@psballiance.com), [sudhir@procure247.com](mailto:sudhir@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, VADODARA RAOPURA branch, VADODARA RAOPURA 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: M/s PSB Alliance (Ebkray)

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. 10,000.00 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" 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.

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प्रामाणिक अधिकारी / Authorised Officer  
कृते केनरा बैंक  
For CANARA BANK

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 or VADODARA RAOPURA branch, VADODARA RAOPURA who, as a facilitating centre, shall make necessary arrangements.

p) For further details contact **Mr. Sumit Kumar, Chief Manager, Canara Bank, Raopura 0265-2424648 / 09427314783, e-mail id: cb17041@canarabank.com**

**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 :VADODARA RAOPURA

Date: 21-10-2024

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For CANARA BANK  
Authorised Officer / Authorised Officer

Canara Bank