

Ref: MADHAPAR/E AUCTION/RAHUL/NOV-2024

Date: 17.10.2024

To,

Mr. Rahul Trilokbhai Bhojak (Borrower)

At- Jestha Nagar, Near Jableshwar Mahadev

Bhuj- Gujarat 370001

Mr. Rahul Trilokbhai Bhojak (Borrower)

Sub Plot No. 274/B, At RSN 404/P1 & 404/P2

LAXMI NARAYAN NAGAR (VRUNDAVAN PARK)

Madhapar Bhuj Kutch 370020

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.

The Housing Loan No. 3309619000058 of the Borrower, **Mr. Rahul Trilokbhai Bhojak**, slipped to NPA as on 16.11.2020.

The undersigned being the Authorized Officer of the Canara Bank under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, **issued a Demand Notice dated 27.05.2021** calling upon the borrower **Mr. Rahul Trilokbhai Bhojak** to repay the amount mentioned in the notice.

As you are aware, the borrower having failed to repay the amount, the undersigned on behalf of Canara bank Madhapar Branch **have taken possession of the assets described in Schedule of Sale Notice annexed on 30th October 2021** hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our **Madhapar Branch of Canara Bank**.

The undersigned proposes to sell the assets 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,

कुते केनरा बैंक / FOR CANARA BANK


Authorized Officer,

Canara Bank

ENCLOSURE - SALE NOTICE



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 property mortgaged/charged to the Secured Creditor, the **possession** of which has been taken by the Authorized Officer of **Madhapar** Branch of the Canara Bank on **30.10.2021**, will be sold on "As is where is", "As is what is", and "Whatever there is" on **27.11.2024**, for recovery of **Rs.16,40,942.48 in the Housing Loan 3309619000058 as on 08.12.2023 plus further interest and other charges from 09.12.2023** due to the Madhapar Branch of Canara Bank, from Housing Loan account **Mr. Rahul Trilokbhai Bhojak**.

The reserve price will be **Rs.10,26,000.00 (Rupees Ten Lakh Twenty Six Thousand Only)** and the earnest money deposit will be **Rs.1,02,600.00 (Rupees One Lakh Two Thousand Six Hundred Only)**. The Earnest Money Deposit shall be deposited on or before **26.11.2024**.

Details and full description of the property:

EMT of Residential House, "LAXMI NARAYAN NAGAR", Sub Plot No. 274/B at RSN 404/P1 & 404/P2 of Madhapar Bhuj Kutch 370020

The property is bounded as under:

North: Plot No. 275.

South: Sub Plot No. 274/A.

East: 7.50 Sq. Mtr Internal Road.

West: Plot No. 282.

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, Madhapar Branch Canara bank**, Ph. No. 9427314787/8511184950 during office hours on any working day.

Date: 17.10.2024

Place: Madhapar

कुते केनरा बैंक / FOR CANARA BANK

प्राधिकृत अधिकारी / AUTHORIZED OFFICER
Authorized Officer

Canara Bank



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 17.10.2024

1. Name and Address of the Secured Creditor: Canara Bank Madhapar Branch
Opp. Bus Stand, Junavas, Bhuj, Madhapar-370020

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

Mr. Rahul Trilokbhai Bhojak (Borrower)

At- Jestha Nagar, Near Jableshwar Mahadev
Bhuj- Gujarat 370001

Mr. Rahul Trilokbhai Bhojak (Borrower)

Sub Plot No. 274/B, At RSN 404/P1 & 404/P2
Madhapar Bhuj Kutch 370020

3. Total liabilities as on 08.12.2023: Rs. 16,40,942.48/- in the Housing Loan 3309619000058 plus further interest and other charges from 09.12.2023

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

(b) Details of Auction service provider: M/s PSB Alliance (Ebkray)

Helpdesk No. - 8291220220, 9892219848, 8160205051, 7046612345,6354910172;

e-mail id: support.ebkray@psballiance.com, support.ebkray@procure247.com

For User Creation Helpline Number-

| 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 Time 01.00 PM - 03.00 PM

5. Reserve Price: Rs.10,26,000.00 (Rupees Ten Lakh Twenty Six Thousand Only)

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 Authorized Officer, on 21.11.2024 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-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 digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/s PSB Alliance (Ebkcray)

Helpdesk No. - 8291220220, 9892219848, 8160205051, 7046612345, 6354910172;

e-mail id: support.ebkcray@psballiance.com, support.ebkcray@procure247.com

For User Creation Helpline Number-

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|-------|---------------|-------------|--|
| 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 **08.10.2024, 10:30 AM to 05:00 PM**, to Canara Bank, Madhapar Branch, 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://ebkcray.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 (Ebkcray)

Helpdesk No. - 8291220220, 9892219848, 8160205051, 7046612345, 6354910172;

e-mail id: support.ebkcray@psballiance.com, support.ebkcray@procure247.com

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| 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 |

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 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 Authorized 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 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) 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 or Madhapar Main branch, who as a facilitating center, shall make necessary arrangements.

o) For further details contact Manager, Canara Bank, Madhapar Branch (Ph. No. 9427314787/ 8511184950) e-mail id: cb17122@canarabank.com; the service provider **M/s PSB Alliance (Ebkray) Helpdesk No. - 8291220220, 9892219848, 8160205051, 7046612345, 6354910172; e-mail id: support.ebkray@psballiance.com, support.ebkray@procure247.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: Madhapar
Date: 17.10.2024

कुते केनरा बैंक / FOR CANARA BANK

आधिकृत अधिकारी / AUTHORIZED OFFICER
Authorized Officer
Canara Bank



FORMAT FOR UPLOADING DETAILS OF PROPERTIES IN CORPORATE WEBSITE PUT FOR SALE UNDER E-AUCTION

(ALONG WITH THE SALE NOTICE IN PDF FORMAT)

Property Type: Residential

Name of Title holder: Mr. Rahul Trilokhbhai Bhojak

Property Details: EMT of Residential House , "LAXMI NARAYAN NAGAR", Sub Plot No. 274/B at RSN 404/P1 & 404/P2 of Madhapar Bhuj Kutch 370020

Area : 50.40 sq mtr

Bounded by:

North: Plot No. 275.

South: Sub Plot No. 274/A.

East : 7.50 Sq. Mtr Internal Road.

West : Plot No. 282.

Reserve Price: Rs.10,26,000.00

Date of E-Auction: 27.11.2024

EMD amount: Rs.1,02,600.00 to be deposited on or before 26.11.2024

Branch email id: cb17122@canarabank.com

Branch Manager Contact no. 9427314787

RO Nodal Officer's Contact no. - 8511184950

E-Auction Website: <https://ebkray.in/>

PHOTO OF THE PROPERTY

