

(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: BAMANGAM/EAUCTION/RRG/APR-2025

Date: 03.04.2025

To,

Mr. RAJESHBHAI RAMESHCHANDRA GHUCHALA (Borrower)

GOKUL APPARTMENT, BLOCK NO B-4

GIRIRAJ SOCIETY

JUNAGADH, GUJARAT-362001

Mr. RAJESHBHAI RAMESHCHANDRA GHUCHALA

BABUBHAI NAGJI NA MAKAN MA

SADARPARA SHERI, JUNAGADH,

GUJARAT-362001

Mr. RAJESHBHAI RAMESHCHANDRA GHUCHALA

RESIDENTIAL FLAT NO. 13, 4TH FLOOR

GOKUL APARTMENT NO. 2, PLOT NO. 4B, BLOCK NO. 13,

SURVEY NO. 103/2 AND 103/1 PAIKI,

Mr. LODHIYA DHIRAJLAL KANJIBHAI(Surety)

BLOCK 04, GOKUL APPARTMENT B,

GIRIRAJ 01, JUNAGADH- 362001

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. 71039330001049 of the Borrower, **Mr. Rajeshbhai Rameshchandra Ghuchala and Mr. Lodhiya Dhirajlal Kanjibhai(Surety)**, slipped to NPA as on 29.07.2024.

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 calling upon the borrower **Mr. Rajeshbhai Rameshchandra Ghuchala** 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 Bamangam Branch have taken possession of the assets described in Schedule of Sale Notice hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our **Bamangam 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,

Authorized Officer,

Canara Bank

ENCLOSURE - SALE NOTICE

Canara Bank Bamangam, Noble Group Of Institutions Campus, Junagarh - Bhesan Road, Village- Bamangam,
Post - Badal, Taluka And District - Junagadh - 362310

Phone: 8511987282/8511184950/ E-mail: cb17103@canarabank.com



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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 **Bamangam** Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **13.05.2025** for recovery of **Rs. 3,39,388.01 (Rupees Three Lakh Thirty Nine Thousand Three Hundred Eighty Eight and Paise One only) plus further interest and other charges from 01.08.2024** due to the Bamangam Branch of Canara Bank, from Housing Loan account of **Mr. Rajeshbhai Rameshchandra Ghuchala**.

The reserve price will be **Rs. 4,93,000.00 (Rupees Four Lakh Ninety Three Thousand Only)** and the earnest money deposit will be **Rs. 49,300.00 (Rupees Forty Nine Thousand Three Hundred Only)**. The Earnest Money Deposit shall be deposited on or before **12.05.2025**.

Details and full description of the property:

All the piece and parcel of a land of 62.5 Sqr Mtr. of a residential Block No. 13 on 4th Floor constructed on northern side land Sq. Yard 300.00 of Plot no: 48 paiky of Survey No. 103/2 and 103/1 paiki known as "Gokul Apartment No. 2" situated at Giriraj Society locality in the city of Junagadh.
(Type of Property- Residential Flat No. 13, 4th Floor, Gokul Apartment No. 2):

North- Block No. 14

South- Gokul Apartment No. 1


East- Passage and then Block No. 16

West- Public Road

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 Chief Manager **Bamangam Branch Canara bank**, Ph. No. 0285 -2680200/ 8511987282/8511184950 during office hours on any working day.

Date: **03.04.2025**

Place: **Bamangam**


Authorized Officer
Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 03.04.2025

1. Name and Address of the Secured Creditor: Canara Bank Bamangam, Noble Group Of Institutions Campus, Junagarh - Bhesan Road, Village- Bamangam, Post - Badal, Taluka And District - Junagadh - 362310

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

Mr. RAJESHBHAI RAMESHCHANDRA GHUCHALA (Borrower)

GOKUL APPARTMENT

BLOCK NO B 4

GIRIRAJ SOCIETY

JUNAGADH, GUJARAT-362001

Mr. RAJESHBHAI RAMESHCHANDRA GHUCHALA

BABUBHAI NAGJI NA MAKAN MA

SADARPARA SHERI, JUNAGADH,

GUJARAT-362001

Mr. RAJESHBHAI RAMESHCHANDRA GHUCHALA

Residential Flat No. 13, 4th Floor

Gokul Apartment No. 2,

Plot No. 48, Block No. 13,

Survey No. 103/2 and 103/1 Paiki,,

Giriraj Society, Junagadh- 362001

Mr. LODHIYA DHIRAJLAL KANJIBHAI(Surety)

BLOCK 04, GOKUL APPARTMENT B,

GIRIRAJ 01, JUNAGADH- 362001

GUJARAT

3. Total liabilities: Rs.3,39,388.01 (Rupees Three Lakh Thirty Nine Thousand Three Hundred Eighty Eight and Paise One only)

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

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

Helpdesk No. - 8291220220, 9892219848, 8160205051;

e-mail id: support.BAANKNET@psballiance.com, support.BAANKNET@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: 13.05.2025 Time 01.00 PM - 03.00 PM

5. Reserve Price: Rs. 4,93,000.00(Rupees Four Lakh Ninety Three Thousand Only)

6. 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.


Canara Bank Bamangam, Noble Group Of Institutions Campus, Junagarh - Bhesan Road, Village- Bamangam,
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b) The property can be inspected, with Prior Appointment with Authorized Officer, on **08.05.2025** 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 (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 digital signature certificate and e-mail address. For details with regard to digital signature please contact the service M/s PSB Alliance (BAANKNET)

Helpdesk No. - 8291220220, 9892219848, 8160205051;

e-mail id: support.BAANKNET@psballiance.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

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 12.05.2025, **10:30 AM to 05:00 PM**, to Canara Bank, Bamangam 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://BAANKNET.com/>

and get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service M/s PSB Alliance (BAANKNET)

Helpdesk No. - 8291220220, 9892219848, 8160205051;

e-mail id: support.BAANKNET@psballiance.com,

For User Creation Helpline Number:-

Sr No	Name	Contact No.	E Mail ID
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3	KASHYAP PATEL	6354-604884	kashyap@procure247.com
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h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

~~Internal~~

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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 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 Bamangam branch, who as a facilitating center, shall make necessary arrangements.

o) For further details, contact Manager, Canara Bank, Bamangam Branch (Ph. No. 8511987282 / 8511184950) e-mail id: cb17103@canarabank.com; the service provider M/s PSB Alliance (BAANKNET) Helpdesk No. - 8291220220, 9892219848, 8160205051; e-mail id: support.BAANKNET@psballiance.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: Bamangam
Date: 03.04.2025

Authorized Officer
Canara Bank