

RAJPIPLA BRANCH, RAJPIPLA

Ref:2705/AUCTION/SHITAL/2025

Date: 19-04-2025

To,

1. M/S SHITAL CONSTRUCTION ,C/302 ROYAL SUNCITY AT VADIA NANDOD,RAJPIPLA GUJARAT 393145(Firm)
2. RATAN RAMCHANDRAJI KHATIK,C/302 ROYAL SUNCITY AT VADIA NANDOD,RAJPIPLA GUJARAT 393145 (Borrower & Proprietor)
- 3.REKHABEN RATANLAL KHATIK W/o RATAN RAMCHANDRAJI KHATIK,C/302 ROYAL SUNCITY AT VADIA NANDOD,RAJPIPLA GUJARAT 393145 (Co borrower)

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.

As you are aware, I on behalf of Canara Bank, **RAJPIPLA** branch have taken **SYMBOLIC 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 **RAJPIPLA** 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

प्राधिकृत अधिकारी / Authorised Officer

ENCLOSURE - SALE NOTICE

Internal



RAJPIPLA BRANCH, RAJPIPLA

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 **SYMBOLIC Possession** of which has been taken by the Authorised Officer of RAJPIPLA Branch Canara Bank, will be sold on "As is where is", "As is what is", on **27-05-2025**, for recovery **Rs. 13,89,858.49** as per demand notice 03-10-2024 plus interest w.e.f. 23-07-2022 and charges thereon less recovery (if any) to the RAJPIPLA branch of Canara Bank from **RATAN RAMCHANDRAJI KHATIK (BORROWERS)**

The reserve price **Rs. 14,35,000/-** and the earnest money deposit **Rs. 1,43,500/-**. The Earnest Money Deposit shall be deposited on or before **26-05-2025** by 04.00 PM.

Details and full description of the property:

All the piece and parcel of property:

All the piece and parcel of residential House situated at narmada sub district nandod bearing block no.1568 (old block survey no.141 paiki) Plot no. C-302, admeasring 59.40 sq mtrs land area + undvided share of land road COP land adm 27.89 sq mtrs , total 87.29 sq mtrs at royal sun city mouje vadia on nadoad taluka Narmada property in the name of Mr **RATAN RAMCHANDRAJI KHATIK**.

Bounded as:

North: - Plot No. C-301

South: - Road C-303

East: - Constructed House

West: - Road 6 Mtrs

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 **Ms. Anamika Katiyar, Sr. Manager, Canara Bank, Rajpipla branch** phone no. 8238092001, e-mail id: **cb3425@canarabank.com** during office hours on any working day.

Date: **19-04-2025**

Place: Vadodara

Authorised Officer (CANARA BANK)

कृते केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer

Internal

RAJPIPLA BRANCH, RAJPIPLA

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 19-04-2025

1. Name and Address of the Secured Creditor: **Canara Bank, RAJPIPLA**
2. Name and Address of the Borrower(s)/ Guarantor(s)
3. **M/S SHITAL CONSTRUCTION ,C/302 ROYAL SUNCITY AT VADIA NANDOD,RAJPIPLA GUJARAT 393145(Firm)**
4. **RATAN RAMCHANDRAJI KHATIK,C/302 ROYAL SUNCITY AT VADIA NANDOD,RAJPIPLA GUJARAT 393145 (Borrower & Proprietor)**
- 3.**REKHABEN RATANLAL KHATIK W/o RATAN RAMCHANDRAJI KHATIK,C/302 ROYAL SUNCITY AT VADIA NANDOD,RAJPIPLA GUJARAT 393145 (Co borrower)**

3.Total liabilities Rs. 13,89,858.49 as per demand notice 03-10-2024 plus interest w.e.f. 23-07-2022 plus further charges thereon less recovery (if any)

4. (a) Mode of Auction : E-Auction
- (b) Details of Auction service provider:

Company Name	M/s PSB Alliance Pvt Ltd (BAANKNET)
Address	Corporate Office : - Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai, Maharastra - 400037
Mobile Number	8291220220, 9892219848, 8160205051
Support Help Desk Number	8291220220, 9892219848, 8160205051
E-Mail	support.baanknet@psballiance.com
E-Auction Website For SARFAESI Cases	https://baanknet.com/
E-Auction Website For DRT Cases	https://baanknet.com/

(c) Date & Time of Auction: **27-05-2025 Time 01:00 PM – 03.00 PM (It may be extended with a span of 5 minutes if needed)**

(d) Place of Auction: Online

5. Reserve Price: The reserve price will be ₹ 14,35,000/- (₹ Fourteen Lakhs Thirty Five Thousand only) (Symbolic Possession)

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.

b) The property can be inspected, with Prior Appointment with Authorised Officer, on **22-05-2025 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.

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d) "EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (E-bkay) 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" on or before **26-05-2025**

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 Pvt Ltd (BAANKNET) at support.baanknet@psballiance.com.

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **26-05-2025**, by 05.00PM to Canara Bank, RAJPIPLA branch, RAJPIPLA 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 Provider: M/s PSB Alliance Pvt Ltd (BAANKNET).

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.

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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.

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 RAJPIPLA branch, RAJPIPLA who, as a facilitating centre, shall make necessary arrangements.

p) For further details contact **Ms. Anamika Katiyar, Sr. Manager, Canara Bank, Rajpipla** branch phone no. 8238092001 , e-mail id: cb3425@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

Date: 19-04-2025

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