केनरा बैंक Canara Bank

Syndicate

ANNEXURE -14

CANARA BANK

COVERING LETTER TO SALE NOTICE

Ref: **VALSAD/E-AUCTION/HL/24-25** Date: 04.10.2024

To

NAME: SAKTHIVEL (BORROWER/MORTGAGOR)

Address 1: FLAT NO 304, 3RD FLOOR, KHUSHBU APARTMENT, NEAR AMARNATH TEMPLE, T.V. RELAY KENDRA, ANANAKWADA, VALSAD, GUJARAT

ADDRESS 2: C/O MUTHUSAMY 82 EAST STREET PERAMBALUR CUDDALORE

NA (CO BORROWER)

Address 1: NA

Dear Sir,

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, **VALSAD** 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 **VALSAD 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.

कृते केनरा बैंक/ FOR CANARA BANK

Authorised Officer
प्राधिकृत अधिकारी/ AUTHORISED OFFICER
Canara Bank

ENCLOSURE - SALE NOTICE

CC **AVTAR SINGH AJITSINGH SAROVA (GUARANTOR)**
ADDRESS- **MANGALAM APT, FLAT NO G.3, SAHAYOG NAGAR, VALSAD, GUJARAT 396001**

केनरा बैंक Canara Bank

Syndicate

ANNEXURE – 13
(Auction Sale Notice for Sale of Immovable Properties)

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 Authorised Officer of Canara Bank, **VALSAD** Branch, will be sold **"As is where is", "As is what is", and "Whatever there is" on 13.11.2024,** for recovery of **Rs.3,30,121.29/-(Rupees Three lacs thirty thousand one hundred twenty one and twenty nine paisa only) as on 12.07.2023 further Interest and charges due** to Canara Bank **VALSAD** Branch , from **SAKTHIVEL (BORROWER/MORTGAGOR) & NA (CO BORROWER) & AVTAR SINGH AJITSINGH SAROVA (GUARANTOR)**

The reserve price will be Rs.700000/- and the earnest money deposit will be Rs.70000/- The Earnest Money Deposit 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 deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan on or before 12.11.2024.

Details and full description of the immovable property with known encumbrances, if any.

All that piece and parcel of the property bearing Flat no 304 admeasuring 51.12 sq.mts of Khushabu Apartment – A constructed on N.A. Plot No. 12 of R. S. No. 271/2/ paiki 58 of Village Nanakwada, Tal. Valsad

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 Branch Manager, Canara Bank **VALSAD** Branch, Ph. No. **9427314812** during office hours on any working day.

कृते केनरा बैंक FOR CANARA BANK

प्राधिकृत अधिकारी / AUTHORISED OFFICER

Date: **04.10.2024**
Place: SURAT

Authorized Officer
CANARA BANK

केनरा बैंक Canara Bank
Syndicate

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 04.10.2024

1. Name and Address of the Secured Creditor: **Canara Bank, VALSAD Branch**
2. Name and Address of the Borrower(s)/ Guarantor(s):

NAME: SAKTHIVEL (BORROWER/MORTGAGOR)

Address 1: FLAT NO 304, 3RD FLOOR, KHUSHBU APARTMENT, NEAR AMARNATH TEMPLE, T.V. RELAY KENDRA, ANANAKWADA, VALSAD, GUJARAT

ADDRESS 2: C/O MUTHUSAMY 82 EAST STREET PERAMBALUR CUDDALORE

NA (CO BORROWER)

Address 1: NA

AVTAR SINGH AJITSINGH SAROVA (GUARANTOR)

Address 1: MANGALAM APT, FLAT NO G.3, SAHAYOG NAGAR, VALSAD, GUJARAT 396001

Total liabilities: Rs.3,30,121.29/-(Rupees Three lacs thirty thousand one hundred twenty one and twenty nine paisa only) as on 12.07.2023 further Interest and charges due

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**
Support Help Desk Number	**7046612345, 6354910172, 8291220220, 9892219848, 8160205051**
E-Mail	support.ebkray@psballiance.com, support.ebkray@procure247.com,
E-Auction Website	**https://ebkray.in/**

(c) Date & Time of Auction: 13.11.2024 (01:00 pm to 3:00 pm)

(d) Place of Auction: ONLINE

5. Reserve Price: **Rs.700000/-**

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 07.11.2024 (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-bkray) 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 **12.11.2024**.

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).**

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** between 10:00 am to 4:00 pm., to Canara Bank, **VALSAD** 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://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 multiples of Rs.10,000.00/- (The amount can be decided by the Authorized Officer depending upon the value of the property with a minimum of Rs. 10000.00/- 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 favor 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 lacs (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, Regional Office or Branch office of Canara Bank which, as a facilitating centre, shall make necessary arrangements.

o) For further details contact Branch Manager, Canara Bank **VALSAD** Branch (Ph. No. **9427314812**, E-mail id: **cb17191@canarabank.com** OR the service provider **M/s PSB Alliance (Ebkray).**

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.

कृते केनरा बैंक FOR CANARA BANK

प्राधिकृत अधिकारी / AUTHORISED OFFICER
Authorized Officer
CANARA BANK

Date: 04.10.2024
Place: Surat