

(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: SHAPAR VERAVAL/E AUCTION/ HARSHABEN/OCT-2026

Date: 03.10.2026

To,

Mrs. HARSHABEN NITINBHAI SOJITRA(BORROWER)
JAY KHODAL KAILASH PARK 3A
150 FEET RING RD MAVDI , NR NANDANVAN 2 RAJKOT,
RAJKOT, LODHIKA
RAJKOT GUJARAT-
Mob. - 919724424444

Mrs. HARSHABEN NITINBHAI SOJITRA(BORROWER)
DHARAM NAGAR, STREET – 2,
OPPOSITE PIRVADI , NEAR KOTHARIYA CHOWKDI,
RAJKOT,
RAJKOT, GUJARAT- 360002
Mob. - 919724424444

Mr. NITINBHAI GANESHBHAI SOJITRA (GUARANTOR)
KAILASH PARK-1 ,PLOT NO. 52/53-4,
OPP NANDANVAN-2, MAVDI,
RAJKOT, RAJKOT
GUJARAT-360004
Mob. - 919558088803

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.

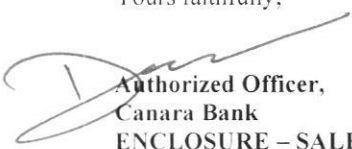
The HOUSING LOAN 6760630000001 of the Borrower, **Mrs. HARSHABEN NITINBHAI SOJITRA(BORROWER)** slipped to NPA as on **11.03.2026**.

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 (2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, **issued a Demand Notice** calling upon the borrower **Mrs. HARSHABEN NITINBHAI SOJITRA(BORROWER) and Mr. NITINBHAI GANESHBHAI SOJITRA (GUARANTOR)** 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 SHAPAR VERAVAL 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 **SHAPAR VERAVAL 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 SHAPAR VERAVAL Branch, Jay Khodiyar Complex, Below RDC Bank, SIDC Main Road, Village -
Shapar Veraval, Taluka – Kotda Sanghani, District - Rajkot -360024 Phone 7211101561 e-mail:
cb6760@canarabank.com



(A GOVERNMENT OF INDIA UNDERTAKING)

30 DAYS SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 **Symbolic possession** of which has been taken by the Authorized Officer of **SHAPAR VERAVAL** Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **22.10.2026**, for recovery of **Rs. 5,76,723.00 (Rupees Five Lakh Seventy Six Thousand Seven Hundred Twenty Three Only)** as on **25.02.2026** in the loan account plus interest and other charges thereon in the loan account plus interest and other charges thereon from **25.02.2026** due to the SHAPAR VERAVAL Branch of Canara Bank, from HOUSING LOAN account of Mrs. **HARSHABEN NITINBHAI SOJITRA(BORROWER)**

The reserve price will be **Rs. 11,75,000.00/- (Rupees Eleven lacs seventy five thousand only)** and the earnest money deposit will be **Rs. 1,17,500.00/- (Rupees One lacs Seventeen thousand five hundred only)**. The Earnest Money Deposit shall be deposited on or before **21.10.2026**

Details of Security

Details and full description of the property:

EMT of Residential Flat No. 303 having Built up Area 34.21 Sqr. Mtr. equal to 368.09 Sq. Feet situated on the Third Floor of a low rise Residential Building known as "Vedant" Constructed on the N.A. land measuring 926-43 Sq. Mtr. equal to 1108.00 Sq. Yards of Plot No. 66 to 80 of Revenue Survey No. 18 Paiki 1 of Village Mavdi of Rajkot Taluka of Rajkot District
Admeasuring 34.21 Sqr. Mtr. equal to 368.09 Sq. Feet

Boundaries of Flat No. 303 –

North: Flat No. 304

South: Flat No. 302

East: Common Passage, Stair, Lift and Open to Sky Space

West: Open to Sky Space then 7.50 Mtr. 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 Branch Manager **SHAPAR VERAVAL Branch Canara bank**, Ph. No. 7211101561 during office hours on any working day. The Earnest Money Deposit shall be deposited on or before **21.10.2026**

Date: **03.10.2026**

Place: **SHAPAR VERAVAL**


Authorized Officer
Canara Bank

Canara Bank SHAPAR VERAVAL Branch, Jay Khodiyar Complex, Below RDC Bank, SIDC Main Road, Village - Shapar Veraval, Taluka – Kotda Sanghani, District - Rajkot -360024 Phone 7211101561 e-mail: cb6760@canarabank.com

(A GOVERNMENT OF INDIA UNDERTAKING)
DETAILED TERMS AND CONDITIONS OF THE 30 DAYS SALE NOTICE DATED 03.10.2026

1. Name and Address of the Secured Creditor: **Canara Bank SHAPAR VERAVAL branch, Jay Khodiyar Complex, Below RDC Bank, SIDC Main Road, Village - Shapar Veraval, Taluka – Kotda Sanghani, District - Rajkot - 360024**

2. **Mrs. HARSHABEN NITINBHAI SOJITRA (BORROWER)**
DHARAM NAGAR, STREET – 2,
OPPOSITE PIRVADI, NEAR KOTHARIYA CHOWKDI,
RAJKOT,
RAJKOT, GUJARAT- 360002
Mob. - 919724424444

Mr. NITINBHAI GANESHBHAI SOJITRA (GUARANTOR)
KAILASH PARK-1, PLOT NO. 52/53-4,
OPP NANDANVAN-2, MAVDI,
RAJKOT, RAJKOT
GUJARAT-360004
Mob. - 919558088803

3. Total liabilities as on 25.02.2026: **Rs. 5,76,723.00 (Rupees Five Lakh Seventy Six Thousand Seven Hundred Twenty Three Only)**

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

(b) Details of Auction service provider: **M/s PSB Alliance (Baanknet)**
 Helpdesk No. - **8291220220, 9892219848, 8160205051, 7046612345, 6354910172;**
 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: **22.10.2026 Time 01.00 PM – 03.00 PM**

(d) Place of Auction: **<https://baanknet.com/>**

5. Reserve Price: **Rs. 11,75,000.00/- (Rupees Eleven lacs seventy five 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.

b) The property can be inspected with Prior Appointment with Authorized Officer, on **19.10.2026** 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.

 Canara Bank SHAPAR VERAVAL Branch, Jay Khodiyar Complex, Below RDC Bank, SIDC Main Road, Village -
 Shapar Veraval, Taluka – Kotda Sanghani, District - Rajkot -360024 Phone 7211101561 e-mail:
cb6760@canarabank.com



(A GOVERNMENT OF INDIA UNDERTAKING)

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 provider M/s PSB Alliance (Baanknet)

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

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

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **21.10.2026, 10:30 AM to 05:00 PM**, to Canara Bank, SHAPAR VERAVAL 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 provider M/s PSB Alliance (Baanknet). Helpdesk No. - 8291220220, 9892219848, 8160205051, 7046612345, 6354910172; 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

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 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. 50,00,000.00 (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.

Canara Bank SHAPAR VERAVAL Branch, Jay Khodiyar Complex, Below RDC Bank, SIDC Main Road, Village - Shapar Veraval, Taluka – Kotda Sanghani, District - Rajkot -360024 Phone 7211101561 e-mail: cb6760@canarabank.com

(A GOVERNMENT OF INDIA UNDERTAKING)

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

o) For further details contact Manager, Canara Bank, SHAPAR VERAVAL Branch (Ph. No. 7211101561) e-mail id: cb6760@canarabank.com; the service provider M/s PSB Alliance (Baanknet) Helpdesk No. - 8291220220, 9892219848, 8160205051, 7046612345, 6354910172; e-mail id: support.baanknet@psballiance.com, support.baanknet@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: SHAPAR VERAVAL
Authorized Officer
Date: 03.10.2026

-----Internal-----
Canara Bank SHAPAR VERAVAL Branch, Jay Khodiyar Complex, Below RDC Bank, SIDC Main Road, Village -
Shapar Veraval, Taluka – Kotda Sanghani, District - Rajkot -360024 Phone 7211101561 e-mail:
cb6760@canarabank.com



(A GOVERNMENT OF INDIA UNDERTAKING)

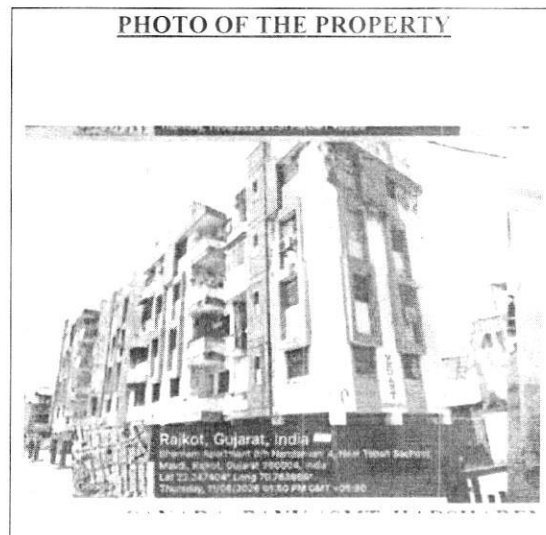
Canara Bank
**FORMAT FOR UPLOADING DETAILS OF PROPERTIES IN CORPORATE WEBSITE PUT FOR SALE
UNDER E-AUCTION
(ALONG WITH THE SALE NOTICE IN PDF FORMAT)**

**DETAILED TERMS AND CONDITIONS OF THE 30 DAYS SALE
NOTICE DATED 03.10.2026**

1.Name and Address of the Secured Creditor: **Canara Bank SHAPAR
VERAVAL branch, Jay Khodiyar Complex, Below RDC Bank, SIDC
Main Road, Village - Shapar Veraval, Taluka – Kotda Sanghani,
District - Rajkot -360024**

2. Mrs. HARSHABEN NITINBHAI SOJITRA(BORROWER)
DHARAM NAGAR, STREET – 2,
OPPOSITE PIRVADI , NEAR KOTHARIYA CHOWKDI,
RAJKOT,
RAJKOT, GUJARAT- 360002
Mob. - 919724424444

Mr. NITINBHAI GANESHBHAI SOJITRA (GUARANTOR)
KAILASH PARK-1 ,PLOT NO. 52/53-4,
OPP NANDANVAN-2, MAVDI,
RAJKOT, RAJKOT
GUJARAT-360004
Mob. - 919558088803



3. Total liabilities as on 25.02.2026: Rs. 5,76,723.00 (Rupees Five Lakh Seventy Six Thousand Seven Hundred Twenty Three Only)

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

(b) Details of Auction service provider: M/s PSB Alliance (Baanknet)
Helpdesk No. - 8291220220, 9892219848, 8160205051, 7046612345, 6354910172;
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: 22.10.2026 Time 01.00 PM – 03.00 PM

(d) Place of Auction: <https://baanknet.com/>

5. Reserve Price Rs. 11,75,000.00/- (Rupees Eleven lacs seventy five thousand only)

6. Other terms and conditions:

Canara Bank SHAPAR VERAVAL Branch, Jay Khodiyar Complex, Below RDC Bank, SIDC Main Road, Village -
Shapar Veraval, Taluka – Kotda Sanghani, District - Rajkot -360024 Phone 7211101561 e-mail:
cb6760@canarabank.com

(A GOVERNMENT OF INDIA UNDERTAKING)

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 Authorized Officer, on **19.10.2026** 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 provider **M/s PSB Alliance (Baanknet)**

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

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

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **22.10.2026, 10:30 AM to 05:00 PM**, to Canara Bank, SHAPAR VERAVAL 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 provider **M/s PSB Alliance (Baanknet)**. **Helpdesk No. - 8291220220, 9892219848, 8160205051, 7046612345, 6354910172; e-mail id: support.baanknet@psballiance.com,**

For User Creation Helpline Number-

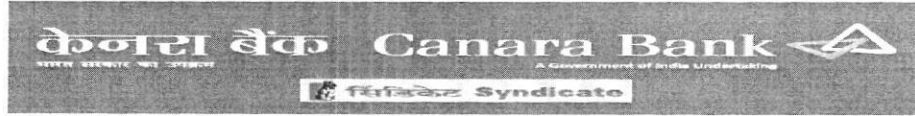
Sr No	Name	Contact No.	E Mail ID
1	KARAN MODI	7016-716557	karan@procure247.com
2	VASU PATEL	9510-974587	vasu.patel@procure247.com
3	KASHYAP PATEL	6354-604884	kashyap@procure247.com
4	ANIMESH JAIN	7046-612345	animesh@procure247.com

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 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

Canara Bank SHAPAR VERAVAL Branch, Jay Khodiyar Complex, Below RDC Bank, SIDC Main Road, Village -
 Shapar Veraval, Taluka – Kotda Sanghani, District - Rajkot -360024 Phone 7211101561 e-mail:
cb6760@canarabank.com



(A GOVERNMENT OF INDIA UNDERTAKING)

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

o) For further details contact Manager, SHAPAR VERAVAL Branch (Ph. No. 7211101561) e-mail id: cb6760@canarabank.com e-mail id: cb5956@canarabank.com; the service provider M/s PSB Alliance (Baanknet) Helpdesk No. - 8291220220, 9892219848, 8160205051, 7046612345, 6354910172; e-mail id: support.baanknet@psballiance.com, support.baanknet@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: SHAPAR VERAVAL
Date: 03.10.2026


Authorized Officer
Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)
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: **Mrs. HARSHABEN NITINBHAI SOJITRA**

EMT of Residential Flat No. 303 having Built up Area 34.21 Sqr. Mtr. equal to 368.09 Sq. Feet situated on the Third Floor of a low rise Residential Building known as "Vedant" Constructed on the N.A. land admeasuring 926-43 Sq. Mtr. equal to 1108.00 Sq. Yards of Plot No. 66 to 80 of Revenue Survey No. 18 Paiki 1 of Village Mavdi of Rajkot Taluka of Rajkot District Admeasuring 34.21 Sqr. Mtr. equal to 368.09 Sq. Feet

Boundaries of Flat No. 303 –

North: Flat No. 304

South: Flat No. 302

East: Common Passage, Stair, Lift and Open to Sky Space

West: Open to Sky Space then 7.50 Mtr. Road

Reserve Price: **Rs. 11,75,000.00/- (Rupees Eleven lacs seventy five thousand only)**

Date of E-Auction: 22.10.2026

EMD amount: **Rs. 1,17,500.00/- (Rupees One Lacs Seventeen thousand five hundred only).** to be deposited on or before 21.10.2026

Branch email id: cb6760@canarabank.com

Branch Manager Contact no. 7211101561

RO Nodal Officer's Contact no. - 8779880715

E-Auction Website: <https://baanknet.com/>

PHOTO OF THE PROPERTY

