केनरा बैंक Canara Bank
सिंडिकेट Syndicate
(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: ARM/MEHUL/E-AUCTION/JAN-25/2024-25 Date: 17-12-2024

To,

Mr. Mehul Dashratbhai Agravat s/o Dashrathbhai Agravat A/301 Siddhichakra Apartment Opposite Visat Petrol Pump Sabarmati, Ahmedabad City, Gujarat-380005 **(Borrower and Mortgagor)**	**Mr. Mehul Dashratbhai Agravat s/o Dashrathbhai Agravat** C-403, Venus Pahel Near Reliance Mall Akota Vadodara-390020 **(Borrower and Mortgagor)**
Mr. Mehul Dashratbhai Agravat s/o Dashrathbhai Agravat Swasthaya Super speciality Hospital Ellora Park Crossing Near Trident Complex Vadodara Gujarat-390023 **(Borrower and Mortgagor)**	**Mr. Mehul Dashratbhai Agravat s/o Dashrathbhai Agravat** Plot/Bungalow No. 190-191 In the Scheme Known As Gajanana Village Mouje Kumetha in the Registration District-Vadodara and Sub District-Waghodia, Gujarat-390019 **(Borrower and Mortgagor)**

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) & 9(1)of the Security Interest (Enforcement) Rules, 2002.

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As you are aware, I on behalf of Canara Bank, Asset Recovery Management 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 Asset Recovery Management 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,

Chandrashekhar Yadav

Authorised Officer,
Canara Bank

NCLOSURE – SALE NOTICE

केनरा बैंक / CANARA BANK आ.व.प्र. शाखा ARM Branch AHMEDABAD

Asset Recovery Management Branch/आ. व. प्र. शाखा Tel No./दूरभाषसं. 079-69027812/818/820/822
7TH FLOOR, GIFT TOWER ONE /सातवींमंजील,गिफ्टटॉवर, 1 – E-mail : cb3966@canarabank.com
GIFT City /गिफ्टसिटी,
GANDHINAGAR – 382355 (GUJARAT) /गांधीनगर– ३८२३५५.गुजरात

केनरा बैंक Canara Bank
सिंडिकेट Syndicate
(A GOVERNMENT OF INDIA UNDERTAKING)

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) & 9(1)of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s), Guarantor (s) and Partner (s) that the below described movable and immovable properties charged to the Secured Creditor, the **Possession** of which has been taken by the Authorised Officer of Canara Bank will be sold on "As is where is", "As is what is", and "Whatever there is" on **29-01-2025** for recovery of Rs. **1,08,19,298.86/- (Rupees One Crore Eight Lakhs Nineteen Thousand Two Hundred Ninety Eight and Paisa Eighty Six Only) as on 13-10-2024 plus further interest and charges thereon** due to the ARM Branch, Ahmedabad of Canara Bank from **Mr. Mehul Dashratbhai Agravat (Borrower and Mortgagor)**

a) The Reserve price & EMD of the properties will be as follows:

SR	Property Details	Reserve Price	EMD Amt.
1.	All that piece and parcel of immovable property being Plot/Bungalow No.190-191 plot area admeasuring total 581.61 sq.mtr. with undivided pro-rate share in land of common Road and common plot and construction area of unit No. 191 is 301.54 sq. mtr.thereon in the scheme Known as Gajanana situated on land bearing Block/Survey No. 871, old survey No. 587/3/A/Paiki1, Block/Survey No. 872 old Survey No.587/3/A/Paiki2, Block/Survey No.873, old Survey No. 587/3/A/Paiki2 paiki 5, Block Survey No. 874, old Survey No. 587/3/A paiki 2 paiki6, Block/Survey No. 878 old survey No. 587/3/A/ paiki 2 paiki 4 of village Mouje Kumetha in the Registration District Vadodara and sub Registration District Waghodia of the Gujarat state in the name of Mr. MEHUL DASHRATHBHAI AGRAVAT. Bounded by: - For plot No.190 On the East: - Plot No. 191 On the West: - Plot No.189 On the North: - Block S. NO. 871 On the South: - 9.00 mt. wide Road For plot No.191 On the East: - Plot No. 192 On the West: - Plot No.190 On the North: - Block S. NO. 871 On the South: - 9.00 mt. wide Road	Rs.67,70,000/-	Rs.6,77,000/-

CANARA BANK ARM Branch C.O. AHMEDABAD

b) The Earnest Money Deposit shall be deposited on or before dt. 28-01-2025.

Details and full description of the property (ies):

Sr	Details of the Security
1.	All that piece and parcel of immovable property being Plot/Bungalow No.190-191 plot area admeasuring total 581.61 sq.mtr. with undivided pro-rate share in land of common Road and common plot and construction area of unit No. 191 is 301.54 sq. mtr.thereon in the scheme Known as Gajanana situated on land bearing Block/Survey No. 871, old survey No. 587/3/A/Paiki1, Block/Survey No. 872 old Survey No.587/3/A/Paiki2, Block/Survey No.873, old Survey No. 587/3/A/Paiki2 paiki 5, Block Survey No. 874, old Survey No. 587/3/A paiki 2 paiki6, Block/Survey No. 878 old survey No. 587/3/A/ paiki 2 paiki 4 of village Mouje Kumetha in the Registration District Vadodara and sub Registration District Waghodia of the Gujarat state in the name of Mr. MEHUL DASHRATHBHAI AGRAVAT. Bounded by: - For plot No.190 On the East: - Plot No. 191 On the West: - Plot No.189 On the North: - Block S. NO. 871 On the South: - 9.00 mt. wide Road For plot No.191 On the East: - Plot No. 192 On the West: - Plot No.190 On the North: - Block S. NO. 871 On the South: - 9.00 mt. wide 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, ARM Branch, Ahmedabad, Canara Bank, Ph. No. 079-69027812 / 818 / 822/823 during office hours on any working day.

Place: Gandhinagar
Date: 17-12-2024

Authorised Officer
Canara Bank

केनरा बैंक Canara Bank
सिंडिकेट Syndicate
(A GOVERNMENT OF INDIA UNDERTAKING)

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 17-12-2024

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

Mr. Mehul Dashratbhai Agravat s/o Dashrathbhai Agravat A/301 Siddhichakra Apartment Opposite Visat Petrol Pump Sabarmati, Ahmedabad City, Gujarat-380005 **(Borrower and Mortgagor)**	**Mr. Mehul Dashratbhai Agravat s/o Dashrathbhai Agravat** C-403, Venus Pahel Near Reliance Mall Akota Vadodara-390020 **(Borrower and Mortgagor)**
Mr. Mehul Dashratbhai Agravat s/o Dashrathbhai Agravat Swasthaya Super speciality Hospital Ellora Park Crossing Near Trident Complex Vadodara Gujarat-390023 **(Borrower and Mortgagor)**	**Mr. Mehul Dashratbhai Agravat s/o Dashrathbhai Agravat** Plot/Bungalow No. 190-191 In the Scheme Known As Gajanana Village Mouje Kumetha in the Registration District-Vadodara and Sub District-Waghodia, Gujarat-390019 **(Borrower and Mortgagor)**

3. **Total liabilities: Rs. 1,08,19,298.86/- (Rupees One Crore Eight Lakhs Nineteen Thousand Two Hundred Ninety Eight and Paisa Eighty Six Only) as on 13-10-2024 plus further interest and charges thereon** due to the ARM Branch, Ahmedabad of Canara Bank.

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

(b) Details of Auction service provider:

Company Name	**M/s PSB Alliance (Ebkray)**
Helpdesk Number	8291220220,7046612345,6354910172, 9892219848,8160205051
Email	support.ebkray@psballiance.com, support.ebkray@procure247.com
Website	**https://ebkray.in/**

(c) Date & Time of Auction: 29-01-2025 Time 1.00 PM to 3.00 PM

(d) Place of Auction: Gandhinagar

केनरा बैंक / CANARA BANK आ.व.प्र. शाखा ARM Branch अ.दा.अहमदाबाद / C.O. AHMEDABAD

5. Reserve Price & EMD Amt.:

SR	Property Details	Reserve Price	EMD Amt.
1.	All that piece and parcel of immovable property being Plot/Bungalow No.190-191 plot area admeasuring total 581.61 sq.mtr. with undivided pro-rate share in land of common Road and common plot and construction area of unit No. 191 is 301.54 sq. mtr.thereon in the scheme Known as Gajanana situated on land bearing Block/Survey No. 871, old survey No. 587/3/A/Paiki1, Block/Survey No. 872 old Survey No.587/3/A/Paiki2, Block/Survey No.873, old Survey No. 587/3/A/Paiki2 paiki 5, Block Survey No. 874, old Survey No. 587/3/A paiki 2 paiki6, Block/Survey No. 878 old survey No. 587/3/A/ paiki 2 paiki 4 of village Mouje Kumetha in the Registration District Vadodara and sub Registration District Waghodia of the Gujarat state in the name of Mr. MEHUL DASHRATHBHAI AGRAVAT. Bounded by:- <u>For plot No.190</u> On the East:- Plot No. 191 On the West:- Plot No.189 On the North:- Block S. NO. 871 On the South:- 9.00 mt. wide Road <u>For plot No.191</u> On the East:- Plot No. 192 On the West:- Plot No.190 On the North:- Block S. NO. 871 On the South:- 9.00 mt. wide Road	Rs.67,70,,000/-	Rs.6,77,000/-

6. Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website of **M/s PSB Alliance Pvt Ltd (BAANKNET).** 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 / visited, with prior Appointment with Authorised Officer, on **23-01-2025.**

c) The property will be sold not below the Reserve Price.

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 "on or before 28-01-2025.

e) Intending bidders shall hold a valid e-mail address.

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **28-01-2025**, to Canara Bank, ARM Branch, Ahmedabad 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 **M/s PSB Alliance Pvt Ltd (BAANKNET)** and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the Service Provider:

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 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.

CANARA BANK A.R.M. Branch A.O. AHMEDABAD

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 for factory Land & Building and submit the original receipt of TDS certificate to the Bank.

(Payment of TDS is at the rate as notified by GOI from time to time and it is the responsibility of the purchaser).

l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

m) The Auction Sale is conducted on **"As is where is, As is what is and Whatever there 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, Ahmedabad or ARM Branch, Ahmedabad who, as a facilitating centre, shall make necessary arrangements.

p) For further details contact **Authorised Officer, Canara Bank, ARM Branch** (Ph. No. 079-69027812/818/822/823, Mob –8238091942, 9680505055, 7415811363) e-mail id:cb3966@canarabank.com; the Service Provider: For further details contact Authorised Officer, Canara Bank, ARM Branch (Ph. No. 079-69027812/818/822/823, Mob –8238091942, 9680505055, 8470037686) e-mail id:cb3966@canarabank.com; the Service Provider: M/s PSB Alliance (BAANKNET); CONTACT PERSON:- KARAN MODI; CONTACT NUMBER: 7016-716557. Support Helpdesk Number: - 8291220220, 7046612345, 6354910172, 9892219848, 8160205051.

EMAIL: 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: Gandhinagar
Date: 17-12-2024

Chandrashekhar Yadav
Authorised Officer
Canara Bank

Internal

Asset Recovery Management Branch/आ. व. प्र . शाखा Tel No./दूरभाषसं. 079-69027812/818/820/822
7TH FLOOR, GIFT TOWER ONE /सातवींमंजील,गिफ्टटॉवर, 1 – E-mail : cb3966@canarabank.com
GIFT City /गिफ्टसिटी,
GANDHINAGAR – 382355 (GUJARAT) /गांधीनगर– ३८२३५५.गुजरात