

M/S MINTIFI FINSERVE PRIVATE LIMITED

Reg. Office: Times Square, Unit No. 3B, 2nd Floor, Opp. Mittal Industries Estate, Andheri-Kurla Road, Marol Naka, Andheri – East, Mumbai – 400059 / Branch Office: OFF NO'S 1324, THE SPIRE 2, SHITAL PARK, 150 FEET RING ROAD NEAR PARK BRTS,RAJKOT-360007

POSSESSION NOTICE UNDER RULE 8 (1)

WHEREAS the undersigned being the Authorised Officer of M/s Mintifi Finserve Private Limited ,under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 hereinafter called the Act and in exercise of powers conferred under Section 13(12) read with Rules 3 of the Security Interest [Enforcement] Rules, 2002 issued demand notices calling upon the borrowers, whose names have been indicated in Column [B] below on dates specified in Column [C] to repay the outstanding amount indicated in Column [D] below with interest thereon within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers in particular and the Public in general that the undersigned has taken possession of the properties mortgaged with the Company described in Column [E] herein below on the respective dates mentioned in Column [F] in exercise of the powers conferred on him under Section 13(4) of the Act read with Rule 3 of the Rules made there under.

The borrowers in particular and the Public in general are hereby cautioned not to deal with the properties mentioned in Column [E] below and any such dealings will be subject to the charge of M/s Mintifi Finserve Private Limited for an amount mentioned in Column [D] along with interest and other charges.

Under section 13(8) of the Securitisation Act, the borrowers can redeem the secured asset by payment of the entire outstanding including all costs, charges and expenses before notification of sale.

SL NO	NAME AND ADDRESS OF BORROWER'S & LOAN ACCOUNT NUMBER	DATE OF NOTICE	OUTSTANDING AMOUNT	DESCRIPTION OF IMMOVABLE PROPERTY	DATE OF POSSESSION
[A]	[B]	[C]	[D]	[E]	[F]
1.	Loan Account Nos. OD109763 / LN0017847 1. M/s Bhavani Fashion Point (BORROWER) 2. Mr. Rahul Darji, Mrs. Khushbu Rahul Darji & Rohibhai Darji (CO-BORROWER) registered entity address located at Office FF56-Shivsukhi Nagar, Opp-Ambaji Mandir, Vastral Road, Ratanpura Gam, Ahmedabad, Gujarat – 382418 and residential address located at 54, Ratanpura Gam, Vastral, Ahmedabad, Gujarat – 382418	02-07-2024	Rs. 13,19,218.81 as on 02-07-2024	All that piece and parcel of the immovable property including all the constructed structures consisting of a Commercial land of Unit no. 56 having built-up area admn. 20-00 sq. yd. of Shivdarshan co-op. Housing Society Ltd. lying & situated at survey no. 981 & 988 of village vastral of distroi taluka & Ahmedabad District.East: Shop No.: 55, West: Shop No.: 57, North: House of Shivsukhnagar, South: Margin Space	08/11/2025 PHYSICAL
Date : 08/11/2025 Place GUJARAT Authorised Officer : M/s Mintifi Finserve Private Limited					



PNB HOUSING FINANCE LIMITED
(Part of PNB)

APPENDIX -IV-A- E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES

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 PROVISIO TO RULE 8(G) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

Reg. Office:- 2nd Floor, Antikhil Bhawan 22 Kasturba Gandhi Marg, New Delhi-110004, Ph:-011-23551171/23551172/23705414, Web:-www.pnbhousing.com

BRANCH OFF:- 1110-1111-1112, 11TH FLOOR, VASUPURVA RIO EMPIRE, OPP PAL RTO, ADAJAN HARA ROAD, ADAJAN, SURAT, GUJARAT- 394510

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS" as per the details mentioned below.

Notice is hereby given to borrower(s)/mortgagor(s)/Legal Hiers, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrower(s)/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(b) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.

Loan No./Name of the Borrower/Co-Borrower/ Guarantor/Legal heirs(A)	Demand Amount & Date (B)	Nature of posses (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP/IF) (F)	Last Date of Submission of Bid (G)	Bid Incre- mental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encum- brances/Charg Case If any (K)
HOU/SRT/0121/850697 Santosh Pilla / Sandhya Santhosh Pilla B.O.: Surat	Rs. 14,04,747.54 & 11.02.2025	Physical	Flat No. 207, 2nd Floor, Building No A, Akar Residency, Behind Shanti Nagar Society, Behind Sey Nire, Near Rushikesh Enclave, Nilgiri Road, Dindoli, Surat, Gujarat-394210	Rs. 12,14,000	Rs. 1,21,400	15.12.2025	Rs. 10,000	05.12.2025 Between 12:00 PM to 04:00 PM	16.12.2025 Between 2:00 PM to 3:00 PM	*Nil/Not Known

* Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.) As on date, there is no order restraining and/or court injunction PNBHFLThe authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/ secured assets and status is mentioned in column no-K (2.). The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/ orders passed etc. if any, stated in column no-K, including but not limited to the title of the documents of the site pertaining thereto available with the PNBHFL, and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. (3.) Please note that in terms of Rule 9(c) of the Security Interest (Enforcement) Rules, 2002, the bidder(s) the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder/s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(c) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. (4.) M/s C1 India Private Limited would be assisting the Authorized officer in conducting an e-Auction having its Corporate Office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website - www.banksauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Mr. Vivek Lodha, Toll Free :- 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.
PLACE:- SURAT, DATE:- 07.11.2025

SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED



MAS RURAL HOUSING & MORTGAGE FINANCE LIMITED
Narayan Chambers, 2nd Floor, B/H. Patang Hotel, Ashram Road, Ahmedabad-380009. Contact : 079-41106500/733

DEMAND NOTICE

Under Section 13(2) of SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY ACT 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Whereas the undersigned being the Authorized officer of the MAS Rural Housing & Mortgage Finance Ltd. (Hereinafter called 'Company') under the Act and in exercise of powers conferred under section 13(2) read with rule 3 of the Rules already issued the detailed demand notices dated as mentioned below. Under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s), listed here-under, to pay the amount mentioned in the respective Demand Notice, within the 60 days from the date of the respective Demand Notice/s, as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Borrower(s)/Co-Borrower(s)/Guarantor(s), may, if they so desire, collect the respective copy from the Undersigned on any working day during normal office hours.

In Connection with the above, Notice is hereby given, Once again, to the said Borrower(s)/Co-Borrower(s)/Guarantor(s) to pay Company within 60 days from the date of the respective notice/s, the amount indicated herein below against their respective names, together with further interest as detailed below from the respective date mentioned below in below column till the date of payment and/ or realization, read with the loan agreement and other documents/writings, if any, executed by the said Borrower(s)/Co-Borrower(s)/Guarantor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to Company by the said Borrower(s)/Co-Borrower(s)/Guarantor(s) respectively.

Borrower & Co-Borrower, Guarantor Name	Mortgage Property Details:-	Loan Account No. Outstanding Amount	DATE OF DEMAND NOTICE DATE OF STICKING NOTICE
BABULAL SWAMI (APPLICANT) MUKESH BHANWARDAS SWAMI (CO-APPLICANT)	PROPERTY BEARING ALL THE PIECE AND PARCEL OF THE PROPERTY BEARING PLOT NO. 86 (AFTER KJP BLOCK NO. 189/86) ADMEASURING ABOUT 40.18 SQ. MTRS. ALONG WITH PROPORTIONATE UNDIVIDED SHARE IN ROAD AND COP ADMEASURING 42.80 SQ. MTRS. AND TOTALLY ADMEASURING 82.78 SQ. MTRS., & CONSTRUCTION THEREON IN SCHEME KNOWN AS "LALJI PARK" "VIBHAG-1" SITUATED AT REVENUE SURVEY NO.156 AND 155/3, AND BLOCK NO. 189 ADMEASURING 17127 SQ. MTRS. AT HALDHARU VILLAGE, TA. KAMREJ, IN THE REGISTRATION DISTRICT & SUB DISTRICT OF SURAT STATE- GUJARAT. BOUNDED AS FOLLOWS: AS PER DOCUMENTS EAST: OTS WEST: ENTRY ROAD NORTH: PLOT NO.85 SOUTH: PLOT NO.87	Loan A/c No.: 6411 Rs. 8,37,412.00	Dt. 03-10-2025 Dt. 04-11-2025
YOGESHBHAI PRAVINBHAI SAGAR (APPLICANT) DAYA RAMJIBHAI GOHIL (CO-APPLICANT)	PROPERTY BEARING ALL THAT PIECE AND PARCEL OF FLAT NO.307, ADMEASURING ABOUT 48.23 SQ. MTRS. SUPER BUILT UP AREA, 22.19 SQ. MTRS. CARPET AREA, 24.59 SQ. MTRS. BUILT UPAREAA LONG WITH PROPORTIONATE UNDIVIDED SHARE IN GROUND LAND ADMEASURING 6.52 SQ. MTRS, 3RD FLOOR 'AYODHYA RESIDENCY', SITUATED AT BLOCK NO.434, 435, 436, 437 (AFTER RE SURVEY NEW BLOCK NO. 484, 486, 488,489), AFTER AMALGAMATION NEW NEW BLOCK NO.434 (AFTER RE SURVEY NEW BLOCK NO.484 ADMEASURING ABOUT 23823 SQ. MTRS.) PAIKI DEVELOPED AS "SHREE RESIDENCY" PAIKI PLOT NO.34 ADMEASURING ABOUT 396.78 SQ. MTRS. ROAD & C.O.P. ADMEASURING 155.99 SQ. MTRS. TOTAL ADMEASURING 552.77 SQ. MTRS & UNDIVED SHARE OF LAND SITUATED AT HALDHARU, TAL. KAMREJ, IN THE REGISTRATION DIS & SUB DIS OF SURAT, STATE-GUJARAT. BOUNDED AS FOLLOWS: AS PER TECHNICAL EAST : PASSAGE THEN FLAT NO.306 WEST : ADJ. PLOT NO. 35 NORTH : FLAT NO.308 SOUTH : SOCIETY BOUNDARY BOUNDED AS FOLLOWS: AS PER SALE DEED EAST : PASSAGE WEST : PLOT NO.35 NORTH: FLAT NO. 308 SOUTH: SOCIETY BOUNDARY	Loan A/c No.: 7124 Rs. 7,16,060.00	Dt. 28-05-2025 Dt. 04-11-2025

With further interest, additional interest at the rate as more particularly stated in respective Demand Notice, incidental expenses, cost, charges etc incurred till the date of payment and/or realization. If the said Borrower(s)/Co-Borrower(s)/Guarantor(s) shall fail to make payment to Company as aforesaid. Then Company shall proceed against the above Secured Assets(s)/Immovable Property(ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Borrower(s)/Co-Borrower(s)/Guarantor(s) as to the costs and consequences.

The said Borrower(s)/Co-Borrower(s)/Guarantor(s) are prohibited under the said Act to Transfer the aforesaid Secured Asset(s)/Immovable Property(ies), whether by way of sale, lease or otherwise without prior written consent of Company. Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and/or any other legal provision in this regard.

Date : 08-11-2025
Place : Gujarat

Authorized Officer,
For, MAS Rural Housing & Mortgage Finance Ltd. Mr. Bharat J. Bhatt (M.) 9714199018



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I arrive at a conclusion not an assumption.

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YES BANK

Branch Office : Yes Bank Limited, 3rd Floor, Nath Editrice, Jilla Panchayat Chowk, Race Course, Rajkot.
Registered & Corporate Office : Yes Bank Limited, Yes Bank House, Off Western Express Highway, Santacruz East, Mumbai - 400055.
CIN: L65190MH2003PLC143249, Email : communications@yesbank.in, Website : www.yesbank.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 Borrowers, Co-Borrowers, Guarantor and Mortgagors that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Yes Bank Ltd. i.e. Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" on 25.11.2025 for recovery of below mentioned dues subject to further interest and charges at contracted rate, due to the Secured Creditor from below mentioned Borrowers, Co-Borrowers, Guarantor and Mortgagors.

Sr. No.	Names of the Borrower / Co-Borrower / Guarantor	Demand Notice Amount	Description of Property	Reserve Price & EMD (in Rs.)
1.	Rakesh Bhola as the "Borrower" & Sumitra Bhola as the "Co-Borrower and Mortgagor	Rs. 1413810.89/- as on 21-03-2024	All That Piece And Parcel of Sub Plot no. 16/1 of Plot no. 16 admeasuring 63 sq.mtrs.R.K. homes On East side of Revenue Survey no. 112 Paiki Moje Village: Lodhika Taluka- Rajkot-District- Rajkot	Rs. 9,00,000/- Rs. 90,000/-

❖ **Date and time of e-auction : 25.11.2025, 11 am to 2 pm with extension of 5 minutes each**
❖ **Last date for submission of bid: 24.11.2025 ❖ Date of Property Inspection: 17.11.2025**

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.yesbank.in/about-us/media/auction-property> Secured Creditor's website i.e. . www.yesbank.in or <https://sarfaesi.auctiontigger.net>.

In case of any difficulty in obtaining Tender Documents/ e-bidding catalogue or Inspection of the Immovable Properties / Secured Assets and for Queries, Please Contact Concerned Officials of **YES BANK LTD., Bhagirathsinh Rayjada (bhagirathsinh.rayjada@yesbank.in)** on **8160322752** and Officials of **M/s. e-Procurement Technologies Limited (Auction Tiger)** **Ahmedabad, Bidder Support Numbers : 9265562821 | 9265562819 | 9265562818. Email : support@auctiontigger.net.**

SALE NOTICE TO BORROWER / GUARANTORS

The above shall be treated as Notice of 15 days U/r. 9(1) of Security Interest (Enforcement) Rules, 2002

Date : 08.11.2025,
Place : Rajkot

Sd/- Authorised Officer,
Yes Bank Ltd.

Regional Office Ahmedabad
Second Floor, Nilkanth Avenue,
Near Gujarat Vidhyapeith,
Income Tax, Ashram Road, Ahmedabad-380009
Email : recoveryroadh1@canarabank.com

केनरा बैंक Canara Bank
A Member of India's Banking Group

सिंडिकेट Syndicate

E-AUCTION 30 DAYS SALE NOTICE TO PUBLIC UNDER SARFAESI ACT, 2002

DETAILS FOR MEGA E-AUCTION ON 10.12.2025 (01:00 PM TO 03:00 PM) LAST DATE OF EMD : 09.12.2025

The undersigned as Authorized officer of **CANARA BANK** has taken over possession of the following property/ies under section 13(4) of the SARFAESI act, Public at large is informed that **e-auction** (under SARFAESI act, 2002) of the charged property/ies in the below mentioned cases for realization of bank dues will be held on "AS IS WHERE IS, AS IS WHAT IS" BASIS Under Rule 8(6) & 9 (1) of Security Interest (Enforcement) Rules, 2002.

Sr. No.	NAME OF BORROWER/S / GUARANTOR/S / MORTGAGOR/S	OUTSTANDING (RS)	DETAILS OF SECURITY/IES / STATUS OF POSSESSION	RESERVE PRICE & EMD	ACCOUNT DETAILS & NAME, CONTACT DETAIL OF BRANCH
1	Smt. Hansaben Dashrathbhai Darji (Borrower / Guarantor / Mortgagor), Dashrathbhai Madhavlal Darji (Borrower / Guarantor/Mortgagor)	Rs. 3,47,488.01 as on 09.04.2025 & further interest plus Charges thereon	All that piece and parcel of the Residential Flat Being Flat No. EWS-2/B-301, 224 EWS-II, Phase-V, Hathhijan, Land Survey No. / Final Plot No. / T.P. No. / F.P. No. : 3/111, R.Survey No. 314/A, T.P. No. 94 (Hathhijan Rodpa), Village Hathhijan, Dist. Ahmedabad. Boundaries : By North : Flat No. 304, By South : Road, By East: Stair Case, By West: Flat No. 302	RESERVE PRICE : Rs. 9,00,000.00 EMD : Rs. 90,000.00	Motera Branch Ph.: 8238070183 Email : cb4819@canarabank.com A/C : 209272434 IFSC : CNRB0004819
2	Smt. Jashodaben Dipakkumar Raval (Borrower / Guarantor / Mortgagor), Legal Hiers of Co-Borrower Namely Late Shri Dipakkumar Raval	Rs. 5,26,001.90 as on 19.12.2024 & further interest plus Charges thereon	The immovable property bearing Flat No. D/208 on the second floor admeasuring about 42 Sq. Yards i.e. 35.11 Sq. Mtrs (Super Built-up area) and land in undivided share 11.38 Sq. Mtr. In building/scheme known as "Aditya Aavas" constructed on the land bearing Survey No 459, 460/1, T.P. Scheme No. 80, Final Plot No. 24 admeasuring 2731 Sq. Mtrs. of (Valva-6), totally admeasuring 4552 Sq. Mtrs. Situate lying and being at mouje Valva of Taluka Valva in the Registration District of Ahmedabad and Sub District of Ahmedabad-11 (Asali).	RESERVE PRICE : Rs. 5,17,590.00 EMD : Rs. 51,759.00	Lambha Branch Ph.: 8238060965 Email : cb4533@canarabank.com A/C : 209272434 IFSC : CNRB0004533
3	M/s. Shiv Kailash Construction (Partners / Mortgagor / Guarantors) Mr. Shashi Shankar Singh, Mrs. Sarita Singh	Rs. 3,23,56,390.64 as on 08.04.2025 & further interest plus Charges thereon	Equitable mortgage of the Immovable Property Bearing Residential Apartment No. C/901 On 9th Floor, admeasuring 75.33 Sq. Mtrs (Carpet Area) and about 79.83 sq. mtr. (built Up Area) alongwith undivide share of land admsg. about 25.52 sq. mtrs. in the scheme known as "Aryan Gloria" constructed on land bearing Final Plot No. 185 admsg 15782 sq. mtrs of T.P. Scheme No. 3, Amalgamated Block No. 519 A (Old Block No. 519/1, 520 & 522), situated lying and being Mouje Bopal of Taluka Dasroi in the Registration District of Ahmedabad and Sub District Ahmedabad-9 (Bopal). Bounded as under : North : Stairs & Flat No. C/904, East : Margin & Block No. B, West : Foyer & Flat No. C/902, South : Margin & Block No. E	RESERVE PRICE : Rs. 54,75,000.00 EMD : Rs. 5,47,500.00	Bopal Branch Ph.: 8238091941 Email : cb3423@canarabank.com A/C : 209272434 IFSC : CNRB0003423
4	M/s. Shiv Kailash Construction (Partners / Mortgagor / Guarantors) Mr. Shashi Shankar Singh, Mrs. Sarita Singh	Rs. 3,23,56,390.64 as on 08.04.2025 & further interest plus Charges thereon	Equitable mortgage of immovable property being Flat No. A/502 On 5th Floor, admeasuring about190 sq. yards i.e. 158.86 sq. mtrs (Super Built Up Area) 258.86 Sq Mtrs (Super Built Up Area) Open Terrace on right to use basis in Sector No. 02 in building known as "Sun City" of Jay Shalibhadra Co. Op. Housing Society Limited Constructed on the land bearing Revenue Survey No. 431 situate lying and being at Mouje Bopal of Taluka Dasroi in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal). Bounded as under : East : Sun City Commercial Complex, West : Terrace, North : Block B, South : Flat No. A/501 Bounded as under : North : Stairs & Flat No. C/904, East : Margin & Block No. B, West : Foyer & Flat No. C/902, South : Margin & Block No. E	RESERVE PRICE : Rs. 86,13,000.00 EMD : Rs. 8,61,300.00	Bopal Branch Ph.: 8238091941 Email : cb3423@canarabank.com A/C : 209272434 IFSC : CNRB0003423
5	M/s. Umang Electricals (Partners / Mortgagor / Guarantors) Prop. Mr. Nirajkumar Sureshbhai Parmar, Mrs. Solanki Kamini Niraj	Rs. 9,47,689.78 as on 29.04.2025 & further interest plus Charges thereon	The Immovable-All the piece and parcel of immovable property being Shop No. A/3 at Basement/As per Sale Deed Ground Floor), admeasuring 20.00 sq. yards /16.72 Smt./200 Sq. Ft.(As per Sale Deed Built Up Area 20.00 sq. yards/16.72 Smt./180.00 Sq. Ft.) in the scheme which is known as "Harshad Chambers" of Harshad Association bearing Sub-Plot No. 36 made out of Survey No. 601/B, (Old Survey No. 601/1, 603/1, 604/1, 604/2, 605 paiki) Situated at Mouje-Odhav Taluka-Asarwa District Ahmedabad in Sub-registration District Ahmedabad-7 (Odhav), Boundary : East : Common Passage, West : G I D C Road, North : Shop No. A/4, South : Shop No. A/2	RESERVE PRICE : Rs. 5,76,000.00 EMD : Rs. 57,600.00	Khokhra Branch Ph.: 9427314766 Email : cb17015@canarabank.com A/C : 209272434 IFSC : CNRB0017015

Other Terms and Conditions : The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions. (1) **Auction will be held on 10.12.2025 from 01:00 pm to 03:00 pm** (2) For all the properties 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 bare the same. (3) **Auction / bidding shall only through "Online Electronic Bidding" through the website <https://baanknet.com/>** Bidders are advised to go through the website (www.canarabank.com) under link E-Auction for detailed terms before taking part in the E-Auction Sale proceedings (4) **The Property can be inspected, with Prior Appointment with Authorized Officer, on 09.12.2025.** (5) The Property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process. (6) **EMD**-"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." (7) Intending bidders should hold a valid signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/S PSB Alliance (baanknet) (For Contact Details please refer Point No. 19) Immediately on the same date payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature) (8) **Last date for depositing the EMD is 09.12.2025** after payment of the EMD amount, the intending bidders should send a copy of the following documents /details on or before date of submission of the bid(s), to Canara Bank, Branch, concerned to the property. (A) Demand Draft/Pay order towards EMD amount if paid through RTGS/NEFT, acknowledgment receipt thereof with UTR No. (B) 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. (C) Bidders Name, Contact No., Address, E-mail (D) Bidder's A/c. details for online refund of EMD. (9) **Last Date for receipt of tender documents: 09.12.2025.** (10) The intending bidders should register their names at portal <https://baanknet.com/> to get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider <https://baanknet.com/> (For Contact Details please refer Point No. 19). (11) EMD deposited by the unsuccessful bidder shall be refunded to them within 7 days of finalization of sale. The EMD shall not carry any interest. (12) The bank will have the absolute right/discretion for acceptance/rejection of any bid and all bidders to undertake not to initiate any legal action against the Bank from non-sale of such denied asset simply because such a bidder was successful/highest bidder. (13) **Auction** would commence at Reserve Price plus one increment of Rs. 10,000 and bidders shall improve their offers multiples of Rs. 10,000 (Rs. Ten Thousand), if required. The bidder who submits the highest bid (not below the Reserve Price on closer 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. (14) The successful bidder shall deposit 25% of 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 successful creditor in respective Branch's account as mentioned in Branch details. If the successful bidder fails to pay the sale price within the period stated above, the deposit made by him/her shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put for sale again. Notwithstanding contained herein, the confirmation regarding successful bidder is subject to any suit filed to be filed or any other order by any competent authority/ies/court/tribunal. (15) Where the sale consideration, of the property to be transferred is Rs. 50 Lakhs and above the successful bidder will have to deduct Tax Deducted at Source) TDS @ 1 % on the sale proceeds and deposit the same by furnishing the Challan in form 26QB and submit the original receipt of TDS certificate to the Bank (16) All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only. (17) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof. (18) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank, Circle Office, Gandhinagar or Canara Bank, Regional Office, Rajkot or Concerned Branch of Canara Bank who as a facilitating centre shall make necessary arrangements. (19) For further details Contact M/S PSB Alliance (baanknet). Email : support.BAANKNET@psballiance.com - Helpdesk No. :8291220220, 7046612345, 6354910172, 9892219848, 8160205051, For User Creation Helpline Number : Mr. Karan Modi - 7016716557, Mr Vasu Patel - 9510974587, Mr Kashyap Patel - 6354804884 and Mr. Animesh Jain - 7046-612345 (20) The bank is free to sale the property under private treaty or purchase as Non-Banking Assets, out of the above said properties, under the provision of the SARFAESI Act, in case no bidder is turning up for the purchase of property. No future notice shall be issued for the same. (21) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of properties put on auction and claims/rights/dues/affecting, the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Banks. The property is being sold with all the existing and future encumbrance whether known or unknown to the Bank. Further some properties are available on symbolic possession and few are occupied by tenants/third parties as mentioned in the advertisement which may be noted. The Authorised Officer/Secured Creditors shall not be responsible in any way for any third party claims/rights/dues. (22) Where Factory land, building and Plant and Machinery both are put on auction for any borrower, EMD only for factory land and building will not be considered and sale will be confirmed after the plant machinery are sold out.

For detailed terms and conditions of sale, please refer to the link provided in <https://baanknet.com/> and <https://www.canarabank.com> Also, Prospective Bidders may contact respective Branches / Authorised Officer.

Date : 08.11.2025 | Place : Ahmedabad

Sd/- Authorised Officer, Canara Bank

Ahmedabad

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