केनरा बैंक Canara Bank
सिण्डिकेट Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)

**(A GOVERNMENT OF INDIA UNDERTAKING)**
**CANARA BANK**
**COVERING LETTER TO SALE NOTICE**

Ref: **MOTARANDHA/E-AUCTION/HL/2026-27** **Date: 28.10.2026**

To,

**MR/MRS BABULAL BARDAJI LOHAR (BORROWER/MORTGAGOR)**
**ADD1: BUILD NO -F/2, FLAT NO 205, OPPOSITE RATAN PETROLIUM, SHREE SAI COMPLEX, DADRA, CITY-DADRA, DADRA AND NAGAR HAVELI-396193**

**MR/MRS PINADEVI BABULAL LOHAR (BORROWER/COBORROWER)**
**ADD1: BUILD NO -F/2, FLAT NO 205, OPPOSITE RATAN PETROLIUM, SHREE SAI COMPLEX, DADRA, CITY-DADRA, DADRA AND NAGAR HAVELI-396193**

**MR/MRS BABULAL MALI (GUARANTOR)**
**ADD1:205, F/2, SAI COMPLEX, OPPOSITE RATAN PETROL PUMP, DADRA, DADRA AND NAGAR HAVELI-396193**

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitization 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.

**********

As you are aware, I on behalf of Canara Bank, **MOTARANDHA 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 **MOTARANDHA 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

प्राधिकृत अधिकारी / AUTHORISED OFFICER
**AUTHORISED OFFICER**
**CANARA BANK**

**ENCLOSURE – SALE NOTICE**

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## 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 hypothecated/pledged/charged to the Secured Creditor, the **SYMBOLIC Possession** of which has been taken by the Authorised Officer of the Canara Bank, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **20-11-2026**, for recovery of **Rs. 3,61,538/- (Rupees Three Lakh Sixty-One Thousand Five Hundred Thirty-Eight Only) as on 29.05.2026 + further Interest and charges less recovery thereon due to Canara Bank Surat MOTARANDHA Branch from MR BABULAL BARDAJI LOHAR (hereinafter referred to as "the Borrowers") and MRS PINADEVI BABULAL LOHAR (Co-Borrower) and MR BABULAL MALI** (hereinafter referred to as "the Guarantor")

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

| Sr. No. | Property Details | Reserve Price | EMD Amt. |
|---|---|---|---|
| 1. | **All the piece and parcel of the immovable property at Flat no 205 admeasuring 585 Square Feet Equivalent to 54.37 Square Meters ( Super built up area ) on the Second Floor of the building No"F/2" known as "SHREE SAI COMPLEX" constructed in the N.A. land of Survey No 171/1 admeasuring 2 Hector 29 Are, survey No 191/1 admeasuring 0 hector 06 Are, Survey No 191/3 admeasuring 0 hector 08 Are and Survey No 193/2 Admeasuring 0 Hector 20 Are of Village Dadra of the union Territory of Dadra and Nagar Haveli with all rights, tittle and interest connected with the above said flat.**<br>**Boundaries :**<br>**North :building No F-1**<br>**South :Flat No 208**<br>**East : Main Road**<br>**West:Entry & Passage**<br><br>**CERSAI ID –400018231566** | **Rs. 700000/-** | **Rs. 70000/-** |

**b) The Earnest Money Deposit shall be deposited on or before dt. 19-11-2026.**

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**Details and full description of the property (ies):**

| Sr. No. | Property Details | Name of the Title holder |
|---|---|---|
| 1. | **EMT of All the piece and parcel of the immovable property at Flat no 205 admeasuring 585 Square Feet Equivalent to 54.37 Square Meters ( Super built up area ) on the Second Floor of the building No"F/2" known as "SHREE SAI COMPLEX" constructed in the N.A. land of Survey No 171/1 admeasuring 2 Hector 29 Are, survey No 191/1 admeasuring 0 hector 06 Are, Survey No 191/3 admeasuring 0 hector 08 Are and Survey No 193/2 Admeasuring 0 Hector 20 Are of Village Dadra of the union Territory of Dadra and Nagar Haveli with all rights, tittle and interest connected with the above said flat.**<br>**Boundaries :**<br>**North :building No F-1**<br>**South :Flat No 208**<br>**East : Main Road**<br>**West:Entry & Passage**<br><br>**CERSAI ID –400018231566** | **MR BABULAL BARDAJI LOHAR** |

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, Surat Regional Office, Canara Bank, Ph. No. 7227019935 during office hours on any working day.

कृते केनरा बैंक / FOR CANARA BANK

प्राधिकृत अधिकारी / AUTHORISED OFFICER

**Date: 28-10-2026**
**Place: SURAT**

**AUTHORISED OFFICER**
**CANARA BANK**

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**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 28-10-2026**

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

**MR/MRS BABULAL BARDAJI LOHAR (BORROWER/MORTGAGOR)**
**ADD1: BUILD NO -F/2, FLAT NO 205, OPPOSITE RATAN PETROLIUM, SHREE SAI COMPLEX, DADRA, CITY-DADRA, DADRA AND NAGAR HAVELI-396193**

**MR/MRS PINADEVI BABULAL LOHAR (COBORROWER)**
**ADD1: BUILD NO -F/2, FLAT NO 205, OPPOSITE RATAN PETROLIUM, SHREE SAI COMPLEX, DADRA, CITY-DADRA, DADRA AND NAGAR HAVELI-396193**

**MR/MRS BABULAL MALI (GUARANTOR)**
**ADD1:205, F/2, SAI COMPLEX, OPPOSITE RATAN PETROL PUMP, DADRA, DADRA AND NAGAR HAVELI-396193**

**3.Total liabilities: Rs. 3,61,538/- (Rupees Three Lakh Sixty-One Thousand Five Hundred Thirty-Eight Only) as on 29.05.2026 + further Interest and charges less recovery thereon in the housing Loan account,** due to Canara Bank.

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

**(b) Details of Auction service provider:**

| | |
|---|---|
| **Service Provider** | M/s PSB Alliance Pvt Ltd (BAANKNET) |
| **Address** | Corporate Office: - Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai, Maharashtra - 400037 |
| **Helpdesk Number** | 8291220220, 9892219848, 8160205051 |
| **Email** | support.baanknet@psballiance.com, |
| **Website** | https://baanknet.com/ |

**(c) Date & Time of Auction: 20-11-2026, Time 1.00 PM to 3.00 PM**

**(d) Place of Auction: Surat**

**5. Reserve Price & EMD Amt.:**

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| Sr. No. | Property Details | Reserve Price | EMD Amt. |
|---|---|---|---|
| 1. | **EMT of All the piece and parcel of the immovable property at Flat no 205 admeasuring 585 Square Feet Equivalent to 54.37 Square Meters ( Super built up area ) on the Second Floor of the building No"F/2" known as "SHREE SAI COMPLEX" constructed in the N.A. land of Survey No 171/1 admeasuring 2 Hector 29 Are, survey No 191/1 admeasuring 0 hector 06 Are, Survey No 191/3 admeasuring 0 hector 08 Are and Survey No 193/2 Admeasuring 0 Hector 20 Are of Village Dadra of the union Territory of Dadra and Nagar Haveli with all rights, tittle and interest connected with the above said flat.**<br>**Boundaries :**<br>**North :building No F-1**<br>**South :Flat No 208**<br>**East : Main Road**<br>**West:Entry & Passage**<br><br>**CERSAI ID –400018231566** | **Rs. 700000/-** | **Rs. 70000/-** |

**6. Other terms and conditions:**

a) Auction/ bidding shall be only through "Online Electronic Bidding" through the website of **website 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 **16-11-2026.**

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 19-11-2026.**

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 **19-11-2026**, to Canara Bank, **MOTARANDHA 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.

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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 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 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) Remaining amount of bids is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank Surat MOTARANDHA branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account "**CANARA BANK MOTARANDHA BRANCH" A/c No. 209272434; IFSC Code: CNRB0003891.**

**l) 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).**

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

n) 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.

o) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

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p) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Regional Office Surat or surat MOTARANDHA branch who, as a facilitating centre, shall make necessary arrangements.

q) For further details contact **Authorised Officer, Canara Bank,** (Mob – 7227019935/8511125303/7892435797) e-mail id CB3891@CANARABANK.COM; the Service Provider: for 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.

कृते केनरा बैंक FOR CANARA BANK

प्राधिकृत अधिकारी / AUTHORISED OFFICER

**Place: SURAT**
**Date: 28-10-2026**

**AUTHORISED OFFICER**
**CANARA BANK**

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