



Ref: CNRB: BODAKDEV: E-AUCTION: HE: APR-2025:SM

Date: 19/03/2025

1.	M/S HIMANSHU ENGINEERING  REGISTERED FACTORY: PLOT NO 620, GIDC VATVA BLOCK PHASE IV AHMEDABAD, GUJARAT 382445	BORROWER
2.	MR. KRISH HIMANSHUBHAI VARIA  C/1001 ASHAVARI, B/H KARNAVATI BUNGLOWS, GANDHINAGAR SARKHEJ HIGHWAY, NR. RAMDEVNAGAR CHOKDI, SATELLITE, AHMEDABAD, GUJARAT 380015  ALSO AT, D-902 ASWARI TOWER, NR WIDE ANGLE CINEMA, S G HIGHWAY, SATELLITE, AHMEDABAD, GUJARAT 380015	PROPRIETOR
3.	MRS. CHANDRAKANTA PRAFULCHANDRA VARIA  W/O PRAFULCHANDRA, C-1001 ASAVARI TOWER, B/H WIDE ANGLE, SATELLITE, AHMEDABAD CITY, MANEKBAG, AHMEDABAD, GUJARAT 380015	MORTGAGOR / GUARANTOR

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) of the Security Interest (Enforcement) Rules, 2002**

As you are aware, I on behalf of Canara Bank Bodakdev 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 Bodakdev 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 thereunder, 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.

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Bodakdev branch: SHOP NO. 6,7,8 & 9, PRIME PLAZA, OPP DLA SCHOOL, PO : BODAKDEV, Ahmedabad  
380054 Phone no: 9427319895 Email: cb17037@canarabank.com

केनरा बैंक

Canara Bank



REVENUE SECURITIES UNIT - AHMEDABAD

A Government of India Undertaking



सिंडिकेट Syndicate

कृते yours faithfully, For Canara Bank

  
अधिकृत अधिकारी / Authorised Officer  
AUTHORISED OFFICER  
CANARA BANK

ENCLOSURE – SALE NOTICE

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Canara Bank



REPLY SPECIFIC AND CERTAIN

A Government of India Undertaking

सिंडिकेट Syndicate

## SALE NOTICE

**E-Auction Sale Notice for Sale of Immovable properties 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 property mortgaged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Bodakdev Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **29/04/2025**, for recovery of Rs. 4,02,10,138.28 (Rupees Four Crore Two Lakh Ten Thousand One Hundred Thirty-Eight and Paise Twenty-Eight Only) + further Interest and charges from 23/10/2024 in OCC account due to the Bodakdev Branch of Canara Bank from borrower, **M/S HIMANSHU ENGINEERING, (Through its Proprietor Mr. KRISH HIMANSHUBHAI VARIA (Borrower), Mrs. CHANDRAKANTA PRAFULCHANDRA VARIA (Mortgager/Guarantor).**

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

SR	Property Details	Reserve Price	EMD Amt.
1.	<p>All that piece or parcel of the land with building/premise bearing flat no. C/1001 on the 10<sup>th</sup> floor with pent house, in the society known as Democratic co. operative housing society Ltd. Vibhag-2, in the scheme known as "Asavari" situated on land bearing old survey no. 996/2 paiki of vejulpur and new survey no 323/2 paiki of Jodhpur, T.P. Scheme no:6, Final plot no. 161/2, 161/3, 161/4 &amp; 163 situated lying and being at mouje Village: Jodhpur, Taluka: City, and Registration District sub District at Ahmedabad-4 (Paldi) and the said property is bounded as follows: (As per sale deed)</p> <p>On the east by: Open Plot of Asavari On the west by: wide angle cinema On the North by: Block no. 'D' On the South by: Block no. 'C'-1002</p> <p>Admeasuring Undivided share in land: 25 sq. mtrs. Construction: 437.78 sq. mtrs. i.e. 520 sq. yds. Year of construction : 1998</p> <p>Flat no C 1001, on tenth floor with pent house in block-C, admeasuring 520 sq. yard i.e. 434.78 sq.mtrs. area, and undivided share in land adm. 25 sq. mtrs in the scheme known as 'Asavari' of Democratic Co Op Housing society limited Part-2, Survey/Block no 323/2 paiki Jodhpur, (Old survey no. 996/2 paiki Vejalpur), TP Scheme no. 6, F.P. no. 161/2, 162/3, 161/4 and 163, village-Jodhpur, Taluka/Hobli -Vejalpur, District-Ahmedabad, (As per mortgage deed ) Municipal tenement no: 0627-19-1690-0001-T Electricity Service no: 3130096</p>	<p><b>Rs.</b> <b>2,52,00,000.00</b></p>	<p><b>Rs.</b> <b>25,20,000.00</b></p>

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SR	Property Details	Reserve Price	EMD Amt.
	<p>Boundaries:  <b>North:</b> Block-D  <b>South:</b> Flat no. C-1002  <b>East:</b> Open Plot of Asavari  <b>West:</b> Wide Angle Cine</p> <p><b>CERSAI Security Interest ID : 400071442338</b></p>		

a) The Earnest Money Deposit shall be deposited on or before dt. 28/04/2025.

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 **Manager, Canara Bank, Bodakdev Branch, Ahmedabad** (Ph. No. 9427319895) during office hours on any working day.

For, Canara Bank  
  
 अधिकृत अधिकारी Authorised Officer

Date : 19/03/2025  
 Place : Ahmedabad

Authorised Officer  
 CANARA BANK

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 19/03/2025**

Name and Address of the Secured Creditor		Canara Bank, Bodakdev Branch: SHOP NO. 6,7,8 & 9, PRIME PLAZA, OPP DLA SCHOOL, PO : BODAKDEV, Ahmedabad 380054 Phone no: 9427319895 Email: cb17037@canarabank.com
4.	<p>M/S HIMANSHU ENGINEERING</p> <p>REGISTERED FACTORY:          PLOT NO 620, GIDC VATVA BLOCK PHASE IV          AHMEDABAD, GUJARAT 382445</p>	BORROWER

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6.	MRS. CHANDRAKANTA PRAFULCHANDRA VARIA  W/O PRAFULCHANDRA, C-1001 ASAVARI TOWER, B/H WIDE ANGLE, SATELLITE, AHMEDABAD CITY, MANEKBAG, AHMEDABAD, GUJARAT 380015	MORTGAGOR / GUARANTOR

1. Total liabilities: as on 22/10/2024, amounts to Rs. 4,02,10,138.28 (Rupees Four Crore Two Lakh Ten Thousand One Hundred Thirty-Eight and Paise Twenty-Eight Only) + further Interest and charges from 23/10/2024 in OCC account

2. (a) Mode of auction : E-auction

(b) Details of Auction Service Provider: M/s PSB Alliance Pvt Ltd (BAANKNET)

Helpdesk number :- 8291220220, 9892219848, 8160205051

E-mail :- support.baanknet@psballiance.com

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

(c) Date & Time of Auction: 29/04/2025 (1:00 PM TO 3:00 PM)

3. Reserve Price: Property - Rs.2,52,00,000.00 (Rupees Two Crore Fifty-Two Lakh only).

**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.

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b) The property can be inspected, with Prior Appointment with Authorised Officer, on 24/04/2025 between 10:00 AM TO 05:00 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 e-mail address. For details with User Creation & other guidance please contact the service provider : **M/s PSB Alliance (BAANKNET). Helpdesk number:- 8291220220, 9892219848, 8160205051, Email :- support.baanknet@psballiance.com, Website- <https://baanknet.com/>**

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 28/04/2025 to Canara Bank, Bodakdev Branch, by hand or by email.

i) 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.

ii) Bidders Name. Contact No. Address, E Mail Id.

iii) Bidder's A/c details for online refund of EMD.

g) The intending bidders should register their names at portal <https://baanknet.com/> Helpdesk Number: - 8291220220, 9892219848, 8160205051.

User can visit website of **M/s PSB Alliance (BAANKNET)** for any help, FAQ and User manual **Helpdesk number:- 8291220220, 9892219848, 8160205051, Email- support.baanknet@psballiance.com, Website- [https://baanknet.com](https://baanknet.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**. 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,

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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) For sale proceeds of Rs. 50,00,000.00 (Rupees Fifty lakhs) 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 Regional Office, Ahmedabad or Bodakdev Branch which, as a facilitating centre, shall make necessary arrangements.

o) For further details, contact **Manager, Canara Bank, Bodakdev Branch, Ahmedabad** (Ph. No. 8427319895) e-mail id [cb17037@canarabank.com](mailto:cb17037@canarabank.com) OR the service provider **M/s PSB Alliance Pvt Ltd (BAANKNET)**. Helpdesk number: 8291220220, 9892219848, 8160205051, Email – [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com), Website- <https://baanknet.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  
  
अधिकृत अधिकारी / Authorised Officer

Place: AHMEDABAD  
Date: 19/03/2025

Authorised Officer  
Canara Bank

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For Cash For Canada Bank  
Authorized Officer