

Ref: CNRB: NAVRANGPURA: E-AUCTION: TP: APR-2025:SM

Date: 19/03/2025

1.	<p><b>M/s TITHI POLYMER</b></p> <p><b>REGISTERED ADDRESS:</b>          SHED NO. 46,          SWAMINARAYAN INDUSTRIAL PARK,          ROYAL ESTATE SINGRAVA KATHWADA,          AHMEDABAD, GUJARAT, 382430</p> <p><b>Also at:</b>          SHED NO. 28,          GOVARDHAN BUSINESS HUB,          B/s-VINAYAK INDUSTRIAL ESTATE,          OPP. GOKUL INDUSTRIAL ESTATE,          NEAR KATHWADA GIDC,          KATHWADA-SINGARVA ROAD,          KATHWADA, AHMEDABAD-382430</p>	<p><b>BORROWER</b></p> <p style="text-align: center; color: blue; font-style: italic;">For Canara Bank Authorized Officer</p>
2.	<p><b>MRS. PATEL SHARMISHTHABEN AMITBHAI</b></p> <p><b>E-1001, WHITE PELICAN,          S P RING ROAD, DEHAGAM CIRCLE,          MUTHIYA, AHMEDABAD,          PO: NARODA I E, DIST: AHMEDABAD,          GUJARAT-382330</b></p> <p><b>Also at:</b>          SHED NO. 28,          GOVARDHAN BUSINESS HUB,          B/s-VINAYAK INDUSTRIAL ESTATE,          OPP. GOKUL INDUSTRIAL ESTATE,          NEAR KATHWADA GIDC,          KATHWADA-SINGARVA ROAD,          KATHWADA, AHMEDABAD-382430</p>	<p><b>SOLE-PROPRIETOR/          MORTGAGOR</b></p>

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 Navrangpura 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 Navrangpura 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.

Yours faithfully,

For, Canara Bank

  
AUTHORISED OFFICER  
CANARA BANK

ENCLOSURE – SALE NOTICE



## 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 Navrangpura 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.51,87,155.39** (Rupees Fifty-One Lakh Eighty-Seven Thousand One Hundred Fifty-Five and Paisa Thirty-Nine Only) + further Interest and charges from 17/12/2024 in your OCC account due to the Navrangpura Branch of Canara Bank from borrower, **M/s TITHI POLYMER Proprietor MRS. PATEL SHARMISHTHABEN AMITBHAI**.

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

SR	Property Details	Reserve Price	EMD Amt.
1.	<p>Immovable Property for Industrial use of Shed No. 28 of Block No. A Plot area adm. about 43.48 sq. mtrs., alongwith undivided share of the said land adm. about 13.05 sq. mtrs., total adm. about 56.53 sq. mtrs., with construction area adm. about 40.5122 sq. mtrs., of Carpet Area thereon &amp; Loft area adm. about 9.6809 sq. mtrs., total adm. about 50.1931 sq. mtrs., of Carpet Area in the scheme Known as "Govardhan Business Hub" bearing Final Plot No. 236 adm. about 6564 sq. mtrs., of Town Planning Scheme No. 117, Revenue Block/Survey No. 857 (Old Block/Survey No. 355) adm. about 10890 sq. mtrs., situate, lying and being at Village Kathwada of Taluka Dascroi in Registration District Ahmedabad and Sub-District of Ahmedabad-12 (Nikol)</p> <p>Bounded as Under:</p> <p>East: Shed No. 29 West: Shed No. 27 North : Shed No. 9 South: 9 Mtrs., Road</p> <p>CERSAI Security Interest ID : 400075221943</p>	<b>Rs.</b> <b>24,02,000.00</b>	<b>Rs.</b> <b>2,40,200.00</b>

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

Navranpura Branch, Ground Floor, Ratnaraj Spring Jain Derasar Char Rasta, Beside Navnirman Bank, Navarangpura, Phone no: 8238091912 Email: cb0280@canarabank.com



For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact **Manager, Canara Bank, Navrangpura Branch, Ahmedabad** (Ph. No. 8238091912) during office hours on any working day.

कृते केनरा बैंक / 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, Navranpura Branch: Ground Floor, Ratnaraj Spring Jain Derasar Char Rasta, Beside Navnirman Bank, Navarangpura, Phone no: 8238091912 Email: cb0280@canarabank.com
1.	M/s TITHI POLYMER  REGISTERED ADDRESS: SHED NO. 46, SWAMINARAYAN INDUSTRIAL PARK, ROYAL ESTATE SINGRAVA KATHWADA, AHMEDABAD, GUJARAT, 382430  Also at: SHED NO. 28, GOVARDHAN BUSINESS HUB, B/s-VINAYAK INDUSTRIAL ESTATE, OPP. GOKUL INDUSTRIAL ESTATE, NEAR KATHWADA GIDC, KATHWADA-SINGARVA ROAD, KATHWADA, AHMEDABAD-382430	BORROWER
2.	MRS. PATEL SHARMISHTHABEN AMITBHAI  E-1001, WHITE PELICAN, S P RING ROAD, DEHAGAM CIRCLE, MUTHIYA, AHMEDABAD, PO: NARODA I E, DIST: AHMEDABAD, GUJARAT-382330  Also at:	SOLE-PROPRIETOR/ MORTGAGOR

Navranpura Branch, Ground Floor, Ratnaraj Spring Jain Derasar Char Rasta, Beside Navnirman Bank, Navarangpura, Phone no: 8238091912 Email: cb0280@canarabank.com





SHED NO. 28, GOVARDHAN BUSINESS HUB, B/s-VINAYAK INDUSTRIAL ESTATE, OPP. GOKUL INDUSTRIAL ESTATE, NEAR KATHWADA GIDC, KATHWADA-SINGARVA ROAD, KATHWADA, AHMEDABAD-382430	
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1. **Total liabilities:** as on 16/12/2024, an amount of Rs.51,87,155.39 (Rupees Fifty-One Lakh Eighty-Seven Thousand One Hundred Fifty-Five and Paisa Thirty-Nine Only) + further Interest and charges from 17/12/2024 in your 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 & EMD Amt :**

SR	Property Details	Reserve Price	EMD Amt.
1.	<p>Immovable Property for Industrial use of Shed No. 28 of Block No. A Plot area adm. about 43.48 sq. mtrs., alongwith undivided share of the said land adm. about 13.05 sq. mtrs., total adm. about 56.53 sq. mtrs., with construction area adm. about 40.5122 sq. mtrs., of Carpet Area thereon &amp; Loft area adm. about 9.6809 sq. mtrs., total adm. about 50.1931 sq. mtrs., of Carpet Area in the scheme Known as "Govardhan Business Hub" bearing Final Plot No. 236 adm. about 6564 sq. mtrs., of Town Planning Scheme No. 117, Revenue Block/Survey No. 857 (Old Block/Survey No. 355) adm. about 10890 sq. mtrs., situate, lying and being at Village Kathwada of Taluka Dascroi in Registration District Ahmedabad and Sub-District of Ahmedabad-12 (Nikol)</p> <p>Bounded as Under:</p> <p>East: Shed No. 29 West: Shed No. 27 North : Shed No. 9 South: 9 Mtrs., Road</p>	Rs. 24,02,000.00	Rs. 2,40,200.00

Navranpura Branch, Ground Floor, Ratnaraj Spring Jain Derasar Char Rasta, Beside Navnirman Bank,  
Navarangpura, Phone no: 8238091912 Email: cb0280@canarabank.com



SR	Property Details	Reserve Price	EMD Amt.
	CERSAI Security Interest ID : 400075221943		

**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 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](mailto: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, Navrangpura 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.



केनरा बैंक

Canara Bank



भारत सरकार का उपकरण

A Government of India Undertaking



सिंडिकेट Syndicate

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>**

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**. 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 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 Navrangpura Branch which, as a facilitating center, shall make necessary arrangements.

o) For further details, contact **Manager, Canara Bank, Navrangpura Branch, Ahmedabad** (Ph. No. 8238091912) e-mail id [cb0280@canarabank.com](mailto:cb0280@canarabank.com) OR the service provider **M/s PSB Alliance Pvt Ltd (BAANKNET)**. **Helpdesk number: 8291220220, 9892219848, 8160205051, Email – support.baanknet@psballiance.com, Website- <https://baanknet.com/>.**

केनरा बैंक

Canara Bank



केंद्रा बँक ऑफ इंडिया

A Government of India Undertaking

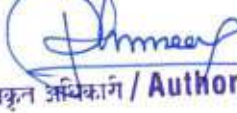


सिंडिकेट Syndicate

**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

Authorised Officer  
Canara Bank

Place: AHMEDABAD

Date: 19/03/2025