



(A GOVERNMENT OF INDIA UNDERTAKING)

ANNEXURE-II

[Appendix – IV-A]

[See proviso to rule 8 (6)]

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 provision 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/charged to the Secured Creditor, the constructive/physical (whichever is applicable) possession of which has been taken by the Authorised Officer of **Canara Bank** (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on **23.12.2025** for recovery of **Rs.1,65,48,676.84/- As per demand notice dated 21.02.2025 and interest thereon** due to the **Canara Bank** (Secured Creditor) from **M/S SHREE NARTHALA LOGISTICS COMPANY and AMAN M SHARMA (BORROWER and MORTGAGOR) and Sri/Smt/M/s JATINBHAI SHANTILAL PANCHOLI (GUARANTOR)**. The reserve price will be **Rs. 71,00,000.00** and the earnest money deposit will be **Rs.7,10,000.00**. Details of immovable property is **Shops no. 34,35,36,37,38,39,40,41 (8 shops) admeasuring 278.55. sq mtrs carpet area as per RERA on the second floor of the Wing no."B" in the commercail complex project known as "Shree Arcade" situated on the land bearing original R.S No. 343/1/1/2, new R.S No.343/1/1/2/1 to 343/1/1/2/8 admeasuring 12033 sq mtrs at Village Halol , Taluka Halol, District Panchmahal standing in the name Shri.AMAN M SHARMA**. For detailed terms and conditions of the sale, please refer to the link provided in Canara Bank (Secured Creditor's) website i.e. www.canarabank.bank.in (give details of website)

कृते केनरा बैंक / For CANARA BANK

Authorised Officer प्राधिकृत अधिकारी / Authorised Officer

Date: 01.12.2025

Place: Vadodara

Confidential



(A GOVERNMENT OF INDIA UNDERTAKING)

ANNEXURE-III

CANARA BANK

COVERING LETTER TO SALE NOTICE

Ref: 17040/AUCTION/ NARTHALA /12/2025

Date: 01.12.2025

To

1. SHREE NARTHALA LOGISTICS COMPANY PROP AMAN M SHARMA
PLOT NO 421 NARTHALA WARE HOUSE JAMBUVA CHIKHODRA CHALIPURA
NEAR VMC MUMPING YARD N H NO 8 VADODARA Jetpur Pavi VADODARA GUJARAT
(Name of BORROWER)
2. MR AMAN M SHARMA A 151 ANNAPURNA SOC VADSAR ROAD GOPINATHJI
HONDA MANJALPUR VADODARA GUJARAT390011 (Name of BORROWER and
MORTGAGOR)
3. JATINBHAI SHANTILAL PANCHOLI S/O SHANTILAL PANCHOLI , 3 PURNIMA
APARTMENT, ELLORAPARK SUBHANPURA, VADODARA, GUJARAT, 390023 (Name of
GUARANTOR)

Dear Sir, 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) of the Security Interest (Enforcement) Rules, 2002^1

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

कृते केनरा बैंक / For CANARA BANK

Yours faithfully

Authorised Officer  अधिकारी / Authorised Officer

Canara Bank

ENCLOSURE – SALE NOTICE

[Note: 1. In case of movable assets, Rule 6 (2) of the Security Interest (Enforcement) Rules, 2002 is to be mentioned instead of Rule 8(6). Further, the word 'immovable' is to be modified as 'movable' wherever it occurs including in the heading.]

Confidential



(A GOVERNMENT OF INDIA UNDERTAKING)

CERSAI ID: 400073257878

CANARA BANK (A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E- AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

1. 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/ charged to the secured Creditor, the physical possession of which has been taken by the Authorised Officer of **Canara Bank** (Secured Creditor), will be sold on "As is where is", As is what is", and Whatever there is" on **23.12.2025**, for recovery of **Rs. 1,65,48,676.84-/(Rs. One Crore Sixty-Five Lakhs Forty-Eight Thousand Six Hundred Seventy-Six and Eighty-Four paisa only) As per demand notice dated 21-02-2025 and interest thereon** due to the Secured Creditor from **M/S. SHREE NARTHALA LOGISTICS COMPANY PROP AMAN M SHARMA**, (name of borrower). The reserve price will be **Rs.71,00,000/-** and the earnest money deposit will be **Rs.7,10,000/-**

1	Name and Address of the Secured Creditor	Canara Bank, MANDAVI Branch
2	Name and Address of the Borrower & Guarantor	<ol style="list-style-type: none"> 1. SHREE NARTHALA LOGISTICS COMPANY PROP AMAN M SHARMA PLOT NO 421 NARTHALA WARE HOUSE JAMBUVA CHIKHODRA CHALIPURA NEAR VMC MUMPING YARD N H NO 8 VADODARA Jetpur Pavi VADODARA GUJARAT (Name of BORROWER) 2. MR AMAN M SHARMA A 151 ANNAPURNA SOC VADSAR ROAD GOPINATHJI HONDA MANJALPUR VADODARA GUJARAT 390011 (Name of BORROWER and MORTGAGOR) 3. JATINBHAI SHANTILAL PANCHOLI S/O SHANTILAL PANCHOLI , 3 PURNIMA APARTMENT, ELLORAPARK SUBHANPURA, VADODARA, GUJARAT, 390023 (Name of GUARANTOR)
3	Total liabilities as on	Rs. 1,65,48,676.84-/(Rs. One Crore Sixty-Five Lakhs Forty-Eight Thousand Six Hundred Seventy-Six and Eighty-Four paisa only) As per demand notice dated 21-02-2025 and interest thereon
4	a) Mode of Auction	E-Auction

Confidential

(A GOVERNMENT OF INDIA UNDERTAKING)

through RTGS/NEFT in the account details as mentioned in the said challan" on or before **22.12.2025 at 04:00PM.**

- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 10,000/-** (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.
- g. The incremental amount/price during the time of each extension shall be **Rs.10,000/-** (incremental price) and time shall be extended to **05 minutes** when valid bid received in last minutes.
- h. Sale shall be confirmed in favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- i. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on same day and or not later than next working day and the balance 75% amount of sale price to be deposited within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, 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.
- j. The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to **Account No. 209272434** of **Canara Bank, MANDAVI, IFSC Code CNRB0017040.**
- k. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- l. For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.
- m. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute

Confidential



and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

n. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on **17.12.2025** from **10:30 A.M** to **05:00 P.M.**

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

p. For further details **Mrs. Preksha Chander, Sr Manager, Ph No 9427314782 email id:- cb17040@canarabank.com** may be contacted during office hours on any working day. The service provider baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.baanknet@psballiance.com

कृते केनरा बैंक / For CANARA BANK


प्राधिकृत अधिकारी / Authorised Officer

Authorised Officer

Canara Bank

Place: Vadodara

Date: 01.12.2025

Confidential