केनरा बैंक Canara Bank

(e-Syndicate)

8. No further request for any change in terms of sanction/extension of time will not be entertain
9. The there are any charges of recovery agent (if any) to be borne by the borrower
10. If the account is suit filed, while communicating the sanction, please note to mention that the concession sanctioned is without prejudice to the interest of the bank in the suit, the court cost, pending lawyer bills and other expenses not debited/to be incurred after the date of submission of proposal, if any shall be borne by party.
11. Wherever sacrifice of Rs.1.00 crore and above ensure that proposal are routed through the Settlement Advisory Committee.
12. Wherever Value of security/net worth is more than OTS amount ensure that justifiable ground are there to accept OTS proposal.
13. Ensure valuation taken is not more than one year old.
14. Ensure initiation of further course of action wherever OTS is failed/ withdrawn.
15. Ensure obtention of PDCs, wherever time for payment of OTS amount is permitted. Ensure to withdraw OTS, wherever PDC is returned.
16. Branch to update the details of the borrowers/ guarantors/mortgagors in FCR –CI-142 properly and ensure that our exposure is appearing in CRILC/CIBIL/credit investigation agency report of the individuals.
17. Ensure release of documents/title deeds kept as security only on receipt of the entire compromise amount. Release of documents /title deeds on closure of account to be feed in SAS as per HO Cir. 828/2021.
18. Branch to ensure to include the name of the borrower in the list of undesirable borrowers maintained at branch level.
19. In respect of OTS permitted in the accounts reported as Wilful default borrowers/Fraud ensure adherence to extant policy guidelines
20. Ensure that the OTS proposals are processed using the MATRIX System as per H.O. Circular 223/2023
21. While entering into OTS ensure that the OTS amount is not less than the Net Present Value [NPV] of the estimated cash flows associated with the realizable value of the available securities net of the cost of realizations, as per RBI Guidelines.
22. Branch to be guided by HO CIR 124/2023 dated 21.02.2023 regarding policy for Appropriation of recovery in NPA accounts.
23. Branch to be guided by Cir IC/218/2025 dated 27.03.2025, and Branch need to adhere to the laid down procedure regarding One Time Settlement.
24. Please be guided by circular no. (450/2022) dated 14/07/2022, regarding section 194R TDS on benefit or perquisite in respect of business or profession (non-salary perquisite). Regarding loan waiver/sacrifice made in OTS proposal.
25. There should be specific mention to the effect that upon payment of entire OTS amount as per the terms of sanction, the accounts will appear in the records of the CICS, for a minimum period of seven years with remarks "Settled" as per the CIC [Regulation] Act, 2005.
26. After recovery of full OTS amount as per sanction, RO/Branch to close the account immediately by punching it in Bad Debts Write Off Package in SAS
27. Branch to be guided by Cir IC/124/2023 dated 21/02/2023, and Branch need to adhere to the laid down procedure regarding MSME Credit Guarantee Schemes viz; CGTMSE, GECL, CGSSI, CGSSD, LGSCAS, LGSCATSS.

- **Branch to take note of review observations for due compliance:**

केनरा बैंक CANARA BANK RECOVERY क्षेत्रीय कार्यालय VADODARA REGIONAL OFFICE

Ref no **ROVDA/RECOVERY/OTS/17063**

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वसूली व विधि अनुभाग क्षेत्रीय कार्यालय, 4th फ्लोर अक्षर पवेलियन नियर प्रिया टाकीज़ क्रॉस रोड,नीलांबर वडोदरा, गुजरात- 391410	Recovery &Legal Section Regional Office 4th Floor Akshar pavilion Near Priya talkies Cross Road ,Nilamber Vadodara Gujarat 391410	Phone: Mob: 94091-03961 Email:rovdarec@canarabank.com Website: www.canarabank.com

- **Compliance of the observations and developments in the accounts to be informed expeditiously.**

Branch to comply as under:

1. Branch to follow the following steps:
   (a) **Recalled in AC002** and select settlement type as **OTS SETTLED ACCOUNT**
   (b) **LPD details to be maintained in BA159**
   (c) Compromise (OTS) details to be maintained in **BA154**
   (Maintenance in both these screens will be mandatory before write off)
2. To credit OTS amount in loan account only after ensuring account is properly transferred to LPD

Branch to punch the account in SAS Package **General- Bad Debt Write Off** after receipt of compromise amount in full & treat the account as closed on receipt of claim sheet

केनरा बैंक CANARA BANK RECOVERY क्षेत्रीय कार्यालय वडोदरा VADODARA REGIONAL OFFICE

ASSISTANT GENERAL MANAGER
REGIONAL OFFICE
VADODARA

Ref no **ROVDA/RECOVERY/OTS/4540** Confidential [illegible].04.2026

(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 **30.04.2026** for recovery of **Rs. 10,24,947.16 as per demand notice dated 24-12-2021 and interest thereon** due to the **Canara Bank** (Secured Creditor) from **MR. MANISHKUMAR SHASHIKANT SONI, T 04, MRUNALI APPARTMENT, VV NAGAR, ANAND GUJARAT 388210 (BORROWER AND MORTGAGOR) and PATEL HARSHAL INDRAVADA, 26 STHAPATYA BUNGLOWS, OPPOSITE TARA TOWER, KARAMSAD ANAND (Guarantor) and CHIRAG VASANTKUMAR PATEL (Guarantor) "MADHUDEEP" NEAR PANCHAYAT HOSPITAL GAYATRI DINING HALL ROAD, NANA BAZAR, VIDHYANAGAR, ANAND 388210.** The reserve price will be **Rs.5,48,000.00** and the earnest money deposit will be **Rs.54,800.00-. Details of immovable property is All the piece and parcel of property being R.S.No. 2884/1+2, City Survey No. 2854, admeasuring 3582.6412 sq. mtrs. In TP Scheme no. 1 FP No. 480, paiki A Type Plot No. 7A, Anand Nagar palika, Property No. 2/9/49 Mouje Anand** standing in the name of **MANISHKUMAR SHASHIKANT SONI, (BORROWER AND MORTGAGOR)** . 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

प्राधिकृत अधिकारी / Authorised Officer

Authorised Officer

Date:08.04.2026

Place: Vadodara

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