

Internal

Ref: CNRB/SOUTHERN/JUNE/2026-27/01/RM

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

अधिकृत अधिकारी/Authorised Officer

**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 Satellite Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **01/08/2026**, for recovery of as on **28/02/2026**, an amount of **Rs. 12,37,692.38** (Rupees Twelve Lakh Thirty Seven Thousand Six Hundred Ninety Two and Paise Thirty eighty Only)) + further Interest and charges from 01/03/2026 in your Working Capital Loan account due to the Satellite Branch of Canara Bank from borrower/mortgagor, **M/S SOUTHERN GRUB, PROPRIETOR: MR. KARANSINGH KESARSINGH RATHORE AND MORTGAGOR/ GUARANTOR MRS. SARSIBEN K RATHOD / SARSIBEN W/O KESARSINH MANSINH RATHOD**

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

SR	Property Details	Reserve Price	EMD Amt.
1.	ALL THE PART AND PARCEL OF THE IMMOVABLE RESIDENTIAL PROPERTY BEARING FLAT NO B/202 ON GROUND FLOOR, MUNI TAX BILL ADMEASURING 37.2 SQ. MTRS. AND BEARING MUN. TENAMENT NO. 0678-16-1926-0001-H IN THE SCHEME KNOWN AS RIDDHI SIDDHI APPARTMENT CONSTRUCTED ON F.P. NO 100 & 12 AND T.P. NO. 1 & 2 AT VILLAGE THALTEJ TALUKA GHATLODIA REGISTRATION DISTRICT AHMEDABAD AND SUB DISTRICT OF AHMEDABAD 9 BOPAL AHMEDABAD BOUNDARIES ARE AS UNDER: - EAST: ADJOINING WALL WITH FLAT NO. 203 WEST: ADJOINING WALL WITH FLAT NO. 201 NORTH: FLAT NO. 188 SOUTH: LAND THEN TP ROAD CERSAI Security Interest ID : 400013696656	Rs.17,80,000.00	Rs. 1,78,000.00

a) The Earnest Money Deposit shall be deposited on or before dt 30.07.2026.

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, Satellite Branch, Ahmedabad** (Ph. No. 8238091916) during office hours on any working day.

Date : 29.06.2026
Place : Ahmedabad



कृते, केनरा बैंक/For Canara Bank
अधिकृत अधिकारी/Authorised Officer
CANARA BANK

Satellite branch: 1st Floor, Dhananjay Towers, 100 Feet Main Road, Satellite, Ahmedabad, Gujarat 380015
Phone no: 079 26932630 Email: cb2621@canarabank.com

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 29/06/2026

Name and Address of the Secured Creditor		Satellite branch: 1 st Floor, Dhananjay Towers, 100 Feet Main Road, Satellite, Ahmedabad, Gujarat 380015 Phone no: 079 26932630 Email: cb02621@canarabank.com
1.	M/S SOUTHERN GRUB REGISTERED OFFICE: PROP KARANSINGH RATHORE G F 12 13 NAVRANG COMPLEX OPP SARTHAK SCHOOL GHATLODIA AHMEDABAD 380061 ALSO AT: 1st FLOOR, 14-15 MEPAL TRADE CENTRE, NEAR SURDHARA CIRCLE, THALTEJ, AHMEDABAD 380054	BORROWER
2.	MR. KARANSINGH KESARSINGH RATHORE 202 AUDANAGAR OPP AJANTA ELLORA, NR SUDARSHAN TOWER, THALTEJ AHMEDABAD 380054 ALSO AT B/202 GROUND FLOOR, RIDDHI SIDDHI APPARTMENT, NEAR TULIP BUNGLOWS, THALTEJ, AHMEDABAD 380054	PROPRIETOR
3.	MRS. SARSIBEN K RATHOD / SARSIBEN W/O KESARSINH MANSINH RATHOD AADOT KA VADA MU PO PACHLASA CHOTA DUNGARPUR, RAJASTHAN 314038 ALSO AT B/202 GROUND FLOOR, RIDDHI SIDDHI APPARTMENT, NEAR TULIP BUNGLOWS, THALTEJ, AHMEDABAD 380054	MORTGAGOR/ GUARANTOR

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1. **Total liabilities:** as on 28/02/2026, an amount of Rs. 12,37,692.38 (Rupees Twelve Lakh Thirty Seven Thousand Six Hundred Ninety Two and Paise Thirty eighty Only)) + further Interest and charges from 01/03/2026 in your Working Capital Loan 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:** 01/08/2026 (1:00 PM TO 3:00 PM)

3. **Reserve Price & EMD details are as follows :**

SR	Property Details	Reserve Price	EMD Amt.
1.	ALL THE PART AND PARCEL OF THE IMMOVABLE RESIDENTIAL PROPERTY BEARING FLAT NO B/202 ON GROUND FLOOR, MUNI TAX BILL ADMEASURING 37.2 SQ. MTRS. AND BEARING MUN. TENAMENT NO. 0678-16-1926-0001-H IN THE SCHEME KNOWN AS RIDDHI SIDDHI APPARTMENT CONSTRUCTED ON F.P. NO 100 & 12 AND T.P. NO. 1 & 2 AT VILLAGE THALTEJ TALUKA GHATLODIA REGISTRATION DISTRICT AHMEDABAD AND SUB DISTRICT OF AHMEDABAD 9 BOPAL AHMEDABAD BOUNDARIES ARE AS UNDER: - EAST: ADJOINING WALL WITH FLAT NO. 203 WEST: ADJOINING WALL WITH FLAT NO. 201 NORTH: FLAT NO. 188 SOUTH: LAND THEN TP ROAD CERSAI Security Interest ID : 400013696656	Rs. 17,80,000.00	Rs. 1,78,000.00

4. **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 24/07/2026 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.

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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 26/07/2026 to Canara Bank, Satellite 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**

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 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) 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.

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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 Sabarmati Branch which, as a facilitating centre, shall make necessary arrangements.

o) For further details, contact **Manager, Canara Bank, Satellite Branch, Ahmedabad** (Ph. No. 8238091921) e-mail id cb2621@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/>.**

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.

Place: AHMEDABAD
Date: 29.06.2026



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Authorised Officer
जायकृत अधिकारी/Authorised Officer
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