केनरा बैंक Canara Bank
Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: PORBANDARKHAPAT/E-AUCTION/ODEDARAHIRABEN/NOV -2026 **Date: 02.11.2026**

To,
Mrs. ODEDARA HIRABEN NOGHANBHAI (Borrower)
VADI VISTAR, KATWANA,
PORBANDAR , PORBANDAR,
GUJARAT-360579

Mr. ODEDRA NOGHANBHAI RAMBHAI(Co-Borrower)
S/O RAMABHAI,
VADI VISTAR, KATVANA,
PORBANDAR , TALUK BHANVAD
PORBANDAR, GUJARAT-360579

Mrs. ODEDARA HIRABEN NOGHANBHAI (Borrower)
Mr. ODEDRA NOGHANBHAI (Co-Borrower)
Plot No. 36/P-C , CITY SURVEY NO. NA275P/36,
SHREE RAM NAGAR , R.S.N. 275/2 PAIKI,
RANAVAV VILLAGE , PORBANDAR
GUJARAT – 360550

Dear Sir/Madam,
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.
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The Housing Loan No. 160000328897 of the Borrower, Mrs. ODEDARA HIRABEN NOGHANBHAI (BORROWER) and Mr. ODEDRA NOGHANBHAI RAMBHAI (Co-Borrower), slipped to NPA as on 13.09.2025.

The undersigned being the Authorized Officer of the Canara Bank under Securitization And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, **issued a Demand Notice** calling upon the borrower **Mrs. ODEDARA HIRABEN NOGHANBHAI and Mr. ODEDRA NOGHANBHAI RAMBHAI** to repay the amount mentioned in the notice.

As you are aware, the borrower having failed to repay the amount, the undersigned on behalf of Canara bank PORBANDAR KHAPAT Branch **has 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 **PORBANDAR KHAPAT Branch of Canara Bank.**

The undersigned proposes to sell the assets described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made there under, 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,

कृते केनरा बैंक/ FOR CANARA BANK

प्राधिकृत अधिकारी/ AUTHORISED OFFICER

Authorized Officer,
Canara Bank

ENCLOSURE – SALE NOTICE

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केनरा बैंक Canara Bank

Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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/charged to the Secured Creditor, the **possession** of which has been taken by the Authorized Officer of **PORBANDAR KHAPAT** Branch of the Canara Bank, will be sold "As is where is", "As is what is", and "Whatever there is" on **20.11.2026**, for recovery of **to Rs. 17,69,355.59/- (Rupees Seventeen Lakh Sixty Nine Thousand Three Hundred Fifty Five and Paisa Fifty Nine Only) as on 15.09.2025 plus further interest and charges thereon** due to the PORBANDAR KHAPAT Branch of Canara Bank, from Housing loan account of **Mrs. ODEDARA HIRABEN NOGHANBHAI and Mr. ODEDRA NOGHANBHAI RAMBHAI.**

The reserve price will be **Rs. 14,68,000.00/- (Rupees Fourteen Lakh Sixty Eight Thousand Only)** and the earnest money deposit will be **Rs. 1,46,800.00 (Rupees One Lakh Forty Six Thousand Eight Hundred Only)**. The Earnest Money Deposit shall be deposited on or before **19.11.2026**

Details and full description of the property:

EMT of Land and Building of Residential Property in the limit of Ranavav Nagar Palika at village Ranavav bearing Revenue Survey No.275/2 land Hec. 0-68-60 an agriculture land converted into non agriculture for residential purpose known as "Shree Ram Nagar" paiki Residential Plot no. 36 its City Survey No. NA275P/36 paiki Part No.36/P-C its land admeasuring Sq. Yards 50-62 its. Sq. Mtrs. 42.33 with existing structure thereon in the state of Gujarat within the jurisdiction of the Sub-Registrar Ranavav

Boundaries –
North: Property of Plot No. 36 Paiki Part No. 36/P-B
South: 07.50 Mtrs. Wide Common Road
East: Adjoining Property of Plot No. 10
West : 9.00 Mtrs. Wide Common Road

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, PORBANDAR KHAPAT Branch Canara bank**, Ph. No.7227052908/ 8511184950during office hours on any working day.

Date: 02.11.2026
Place: PORBANDAR KHAPAT

कृते केनरा बैंक/FOR CANARA BANK
Authorized Officer
प्राधिकृत अधिकारी/AUTHORISED OFFICER
Canara Bank

केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 02.11.2026

1. Name and Address of the Secured Creditor: Canara Bank PORBANDAR KHAPAT
Opp. APMC Gate, Near Saurastra Grameen Bank,
"Jalaram" Khapat, Taluka &
District - Porbandar -360579

2. Name and Address of the Borrower(s)/ Guarantor(s):
Mrs. ODEDARA HIRABEN NOGHANBHAI (Borrower)
VADI VISTAR, KATWANA,
PORBANDAR , PORBANDAR,
GUJARAT-360579

Mr. ODEDRA NOGHANBHAI RAMBHAI(Co-Borrower)
S/O RAMABHAI,
VADI VISTAR, KATVANA,
PORBANDAR , TALUK BHANVAD
PORBANDAR, GUJARAT-360579

Mrs. ODEDARA HIRABEN NOGHANBHAI (Borrower)
Mr. ODEDRA NOGHANBHAI (Co-Borrower)
Plot No. 36/P-C , CITY SURVEY NO. NA275P/36,
SHREE RAM NAGAR , R.S.N. 275/2 PAIKI,
RANAVAV VILLAGE , PORBANDAR
GUJARAT – 360550

3. **Total liabilities as on 15.09.2025: Rs. 17,69,355.59/- (Rupees Seventeen Lakh Sixty Nine Thousand Three Hundred Fifty Five and Paisa Fifty Nine Only) in the housing loan account plus interest and other charges thereon**

4.(a) Mode of Auction: E-Auction

(b) Details of Auction service provider: M/s PSB Alliance (BAANKNET),
Helpdesk No. - 8291220220, 9892219848, 8160205051;
e-mail id: support.BAANKNET@psballiance.com,
For User Creation Helpline Number-

Sr No	Name	Contact No.	E Mail ID
1	KARAN MODI	7016-716557	karan@procure247.com
2	VASU PATEL	9510-974587	vasu.patel@procure247.com
3	KASHYAP PATEL	6354-604884	kashyap@procure247.com
4	ANIMESH JAIN	7046-612345	animesh@procure247.com

(c) Date & Time of Auction: 20.11.2026 Time 01.00 PM – 03.00 PM

(d) Place of Auction: https://BAANKNET.com/

5. Reserve Price: **Rs. 14,68,000.00/- (Rupees Fourteen Lakh Sixty Eight Thousand Only)**

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6. 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 Authorized Officer, on **16.11.2026** between **10.00 AM to 5.00 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 digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider **M/s PSB Alliance (BAANKNET) Helpdesk No. - 8291220220, 9892219848, 8160205051,; e-mail id: support.BAANKNET@psballiance.com,**

For User Creation Helpline Number-

Sr No	Name	Contact No.	E Mail ID
1	KARAN MODI	7016-716557	karan@procure247.com
2	VASU PATEL	9510-974587	vasu.patel@procure247.com
3	KASHYAP PATEL	6354-604884	kashyap@procure247.com
4	ANIMESH JAIN	7046-612345	animesh@procure247.com

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **19/11/2026, 10:00 AM to 05:00 PM**, to Canara Bank, PORBANDAR KHAPAT Branch, by hand or by email.

i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.

ii) 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.

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

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

g) The intending bidders should register their names at portal **https://BAANKNET.com/** and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider **M/s PSB Alliance (BAANKNET) Helpdesk No. - 8291220220, 9892219848, 8160205051; e-mail id: support.BAANKNET@psballiance.com,**

For User Creation Helpline Number-

Sr No	Name	Contact No.	E Mail ID
1	KARAN MODI	7016-716557	karan@procure247.com
2	VASU PATEL	9510-974587	vasu.patel@procure247.com
3	KASHYAP PATEL	6354-604884	kashyap@procure247.com
4	ANIMESH JAIN	7046-612345	animesh@procure247.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 as incremental value. The bidder who submits the highest bid (above the

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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 Authorized 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 lacs) 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 Circle office or PORBANDAR KHAPAT branch, who as a facilitating center, shall make necessary arrangements.

o) For further details contact Manager, Canara Bank, PORBANDAR KHAPAT Branch (Ph. No.7227052908/ 8511184950) e-mail id: cb6798@canarabank.com; the service provider **M/s PSB Alliance (BAANKNET) Helpdesk No. - 8291220220, 9892219848, 8160205051, 7046612345, 6354910172; e-mail id: support.BAANKNET@psballiance.com, support.BAANKNET@procure247.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

Place: PORBANDAR KHAPAT
Date: 02.11.2026

Authorized Officer
प्राधिकृत अधिकारी/Canara Bank

AUTHORISED OFFICER