केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: BHUJ/E AUCTION/ YADAVDIVYAKUMARCHHOTELAL/NOV-2026 **Date: 03.11.2026**

To,
Mr. YADAV DIVYAKUMAR CHHOTELAL (BORROWER)
S/O YADAV CHHOTELAL JAWAHARLAL, 530,
COMMERCE COLLEGE ROAD , JALARAM PROVISIN STREET,
BEHIND CHAMUNDA TEMPLE, GANESH NAGAR,
BHUJ CITY
KACHCHH, GUJARAT- 370001
Mo- 919898608085

Mr. YADAV DIVYAKUMAR CHHOTELAL (BORROWER)
RESIDENTIAL PLOT NO. 66 ,
REVENUE SURVEY NO. 169/ PAIKI 3/ PAIKI 1/ PAIKI 1 AND 169/
PAIKI 3/ PAIKI 1/ PAIKI 2
OAKSWOOD, AT VILLAGE : RATIYA,
TA. BHUJ , KACHCHH
GUJARAT- 370001

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.

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The **Housing Loan Account No**. 160002109150 of the Borrower, **Mr. YADAV DIVYAKUMAR CHHOTELAL** slipped to NPA as on **03.10.2025.**

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 borrowers **Mr. YADAV DIVYAKUMAR CHHOTELAL** respectively 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 Bhuj Branch have taken **possession of the assets described in Schedule of Sale Notice** hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our **Bhuj 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

Authorized Officer,
प्राधिकृत अधिकारी/AUTHORISED OFFICER
Canara Bank

ENCLOSURE – SALE NOTICE

Internal

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 **Bhuj** Branch of the Canara Bank, **will be sold on "As is where is", "As is what is", and "Whatever there is"** on **20.11.2026**, for recovery of **Rs. 19,97,248.76(Rupees Nineteen Lakh Ninety Seven Thousand Two Hundred Fourty Eight And Paise Seventy Six Only) in the Housing Loan A/c as on 05.10.2025 plus further interest and other charges thereon** due to the Bhuj Branch of Canara Bank, from Housing Loan Account of **Mr. YADAV DIVYAKUMAR CHHOTELAL.**

The reserve price will be **Rs. 15,00,000.00/- (Rupees Fifteen Lacs Only)** and the earnest money deposit will be **Rs. 1,50,000.00/- (Rupees One Lakh fifty thousand Only)**. The Earnest Money Deposit shall be deposited on or before **19.11.2026.**

Details and full description of the property:

EMT of Property consists of Land and Building located at Residential Plot No. 66 , Revenue Survey No. 169/ Paiki 3/ Paiki 1/ Paiki 1 and 169/ Paiki 3/ Paiki 1/ Paiki 2 admeasuring 66.00 Sq. Mtr. , Situated in the area known as "Oakswood" at Village : Ratiya, TA. Bhuj , Kachchh

Boundaries -
NORTH- Plot No. 65
SOUTH- Plot No. 67
EAST-Plot No. 73
WEST- 7.50 Mt wide Internal 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 Chief Manager **Bhuj Branch Canara bank**, Ph. No.9427314788/8511184950 during office hours on any working day

Date: **03.11.2026**
Place: Bhuj

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

केनरा बैंक Canara Bank
Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 03.11.2026

1. Name and Address of the Secured Creditor: **Canara Bank Bhuj,**
Anjani Building, 4 banker's Colony, Mandavi Road
Bhuj, Gujarat-370020

2. Name and Address of the Borrower(s)/ Guarantor(s):

Mr. YADAV DIVYAKUMAR CHHOTELAL (BORROWER)
S/O YADAV CHHOTELAL JAWAHARLAL, 530,
COMMERCE COLLEGE ROAD , JALARAM PROVISIN STREET,
BEHIND CHAMUNDA TEMPLE, GANESH NAGAR,
BHUJ CITY
KACHCHH, GUJARAT- 370001
Mo- 919898608085

Mr. YADAV DIVYAKUMAR CHHOTELAL (BORROWER)
RESIDENTIAL PLOT NO. 66 ,
REVENUE SURVEY NO. 169/ PAIKI 3/ PAIKI 1/ PAIKI 1 AND 169/
PAIKI 3/ PAIKI 1/ PAIKI 2
OAKSWOOD, AT VILLAGE : RATIYA,
TA. BHUJ , KACHCHH
GUJARAT- 370001

3. Total liabilities **as on 05.10.2025: Rs. 19,97,248.76(Rupees Nineteen Lakh Ninety Seven Thousand Two Hundred Fourty Eight And Paise Seventy Six Only) in the Housing Loan A/c plus further 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: be **Rs. 15,00,000.00/- (Rupees Fifteen Lacs Only)**

6. Other terms and conditions:

Internal

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, Bhuj 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
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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 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 Bhuj Branch, who as a facilitating center, shall make necessary arrangements.

o) For further details contact Manager, Canara Bank, Bhuj Branch (9427314788) E-mail: cb17121@canarabank.com; the service provider **M/s PSB Alliance (BAANKNET) Helpdesk No. - 8291220220, 9892219848, 8160205051, 7046612345, 6354910172; e-mail id: support.BAANKNET@psballiance.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

प्राधिकृत अधिकारी/Authorized Officer
AUTHORISED OFFICER
Canara Bank

Place: Bhuj
Date: **03.11.2026**

Internal