केनरा बैंक Canara Bank
भारत सरकार का उपक्रम A Government of India Undertaking
सिंडिकेट Syndicate

Ref: CNRB/E-AUCTION/LATEST_FASTFOOD/NOV//2026-27/RM Date: 06/11/2026

To,

1.	M/s LATEST FAST FOOD AND CAFE SHOP NO 22, NARAYAN ESTATE SARASPUR, AHMEDABAD 380018	BORROWER
2.	MRS. PADMABEN MANOHAR MUNGAPATIL 166 BALABHAI KUMBHAR CHAWL, OPP AMRUTA MILL, SARASPUR, AHMEDABAD 380018	PROPRIETOR/BORROWER/MORTGAGOR

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

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

Yours faithfully,

कृते केनरा बैंक/For Canara Bank

अधिकृत अधिकारी/Authorised Officer
AUTHORISED OFFICER
CANARA BANK

CANARA BANK क्षे.का. R.O. AHMEDABAD

ENCLOSURE – SALE NOTICE

REVDI BAZAR Branch: Post Box No.1083, Manilal Mension, Near Kalupur Railway station, Revdi Bazar, Ahmedabad, Gujarat 380002 Phone no: 8238091916 Email: cb0301@canarabank.com

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केनरा बैंक Canara Bank
सिंडिकेट Syndicate

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 Revdi Bazar Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **23/11/2026**, for recovery of **as on 25/11/2025, an amount of Rs.14,64,870.56 (Rupees Fourteen Lakh Sixty Four Thousand Eight Hundred Seventy and Paise Fifty Six Only) + further Interest and charges from 26/11/2025 in your Term Loan account due** to the Revdi Bazar Branch of Canara Bank from borrower/mortgagor, **M/S LATEST FAST FOOD AND CAFE AND PROPRIETOR: MRS. PADMABEN MANOHAR MUNGAPATIL.**

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

SR	Property Details	Reserve Price	EMD Amt.
1.	ALL THAT PROPERTY BEING SHOP NO. 22, ADMEASURING 18.60 SQ.MTRS. AREA, ON GROUND FLOOR, IN "SHREE NARAYAN ESTATE" IN THE LAND BEARING F.P. NO. 58 PART OF T.P 11, LYING AND BEAING AT MOUJE-RAKHIYAL, TALUKA: MANINAGAR DISTRICT AHMEDABAD IN THE REGISTRATION SUB-DISTRICT - AHMEDABAD AHMEDABAD-7 (ODHAV). THE SAID UNIT IS BOUNDED AS UNDER: EAST: WALL OF SHOP NO. 23 WEST: WALL OF SHOP NO. 21 NORTH: PUBLIC ROAD SOUTH: INDUSTRIAL SHED NO. 6 CERSAI SECURITY INTEREST ID: 400058448395	**Rs. 31,52,000.00**	**Rs. 3,15,200.00**

a) **The Earnest Money Deposit shall be deposited on or before dt. 22/11/2026.**

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

कृते, केनरा बैंक/For Canara Bank

Date : 06/11/2026
Place : Ahmedabad

Authorised Officer
Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06/11/2026

Name and Address of the Secured Creditor		REVDI BAZAR Branch: Post Box No.1083, Manilal Mension, Near Kalupur Railway station, Revdi Bazar, Ahmedabad, Gujarat 380002 Phone no: 8238091916 Email: cb0301@canarabank.com
1.	**M/S LATEST FAST FOOD AND CAFE** **SHOP NO 22, NARAYAN ESTATE SARASPUR, AHMEDABAD 380018**	**BORROWER**
2.	**MRS. PADMABEN MANOHAR MUNGAPATIL** **166 BALABHAI KUMBHAR CHAWL, OPP AMRUTA MILL, SARASPUR, AHMEDABAD 380018**	**PROPRIETOR/BORROWER/MORTGAGOR**

1. **Total liabilities**: as on 25/11/2025, an amount of Rs.14,64,870.56 (Rupees Fourteen Lakh Sixty Four Thousand Eight Hundred Seventy and Paise Fifty Six Only) + further Interest and charges from 26/11/2025 in your Term 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:23/11/2026 (10:00 AM TO 3:00 PM)

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

SR	Property Details	Reserve Price	EMD Amt.
1.	ALL THAT PROPERTY BEING SHOP NO. 22, ADMEASURING 18.60 SQ.MTRS. AREA, ON GROUND FLOOR, IN "SHREE NARAYAN ESTATE" IN THE LAND BEARING F.P. NO. 58 PART OF T.P 11, LYING AND BEAING AT MOUJE-RAKHIYAL, TALUKA: MANINAGAR DISTRICT AHMEDABAD IN THE REGISTRATION SUB-DISTRICT - AHMEDABAD AHMEDABAD-7 (ODHAV). THE SAID UNIT IS BOUNDED AS UNDER: EAST: WALL OF SHOP NO. 23 WEST: WALL OF SHOP NO. 21 NORTH: PUBLIC ROAD SOUTH: INDUSTRIAL SHED NO. 6 CERSAI SECURITY INTEREST ID: **400058448395**	**Rs. 31,52,000.00**	**Rs. 3,15,200.00**

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 17/11/2026 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.

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 16/09/2026 to Canara Bank, Revdi Bazar 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 multiplies 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.

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, Revdi Bazar Branch, Ahmedabad** (Ph. No. 8238091916) e-mail id cb0301@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/.**

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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: AHMEDABAD
Date: 06/11/2026

अधिकृत अधिकारी/Authorised Officer
Authorised Officer
Canara Bank