



(A GOVERNMENT OF INDIA UNDERTAKING)  
**GIRGAUM BRANCH (00204)**

REF:MSRO/DEVNANDAN/SARFAESI/SN/00204/FEB/2025-26

DATE: 25.02.2026

M/s Devnandan Industries Pvt Ltd (Borrower),  
Office No.1, Ground Floor,Shreeji Arcade,  
Tata Road 1 and 2, Opera House,Girgaon,  
Mumbai, Maharashtra- 400004

Dear Sir,

**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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As you are aware, The Authorised officer of **Canara Bank Girgaum 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 Girgaum 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 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,

Authorised Officer,

Canara Bank

ENCLOSURE

डॉ. सत्य राजा  
D. SATHI RAJA  
सहायक महाप्रबंधक / प्राधिकृत अधिकारी  
Asst. General Manager / Authorised Officer



1. M/s Devnandan Industries Pvt Ltd ( Borrower), Alpine Industrial Park,Plot no. 218 to 224, Near Toll Naka, Behind Girnar Hotel, Amboli, Taluka – kamrej, District – Surat, Pin- 394150
2. M/s Shreeji Gems Ltd (Corporate Guarantor / Mortgagor), 5/1562Haripura Limda Sheri Surat, Gujarat – 395003.
3. Sri. Nagjibhai Kanjibhai Patel (Director and Guarantor),Flat no.900, 9<sup>th</sup> floor,Shanudeep Building Condonnium,10, Cumballa hill Division,Altamount Road,Mafatlal House, Kems Corner, Mumbai-400026
4. M/s Devnandan Industries Pvt Ltd (Borrower), 501, 5<sup>th</sup> floor,Pramooth Hridya Apartment

(A GOVERNMENT OF INDIA UNDERTAKING)

Dhaboli, Neer Cancer Hospital, Surat -395004

5. **Smt. Savita Nagjibhai Patel** (Director and Guarantor), Flat no.900, 9<sup>th</sup> floor, Shanudeep Building Condonnium, 10, Cumballa hill Division, Altamount Road, Mafatlal House, Kems Corner, Mumbai-400026
6. **M/s Devnandan Industries Pvt Ltd ( Borrower)**, AW2111, Bharat Diamond\_Bourse, Bandra Kurla Complex, Bandra East, Mumbai-400051
7. **Sri. Nagjibhai Kanjibhai Patel** (Director and Guarantor), 501, 5<sup>th</sup> floor, Pramooth Hridya Apartment, Dhaboli, Near Cancer Hospital, Surat -395004
8. **Smt. Savita Nagjibhai Patel** (Director and Guarantor), 501, 5<sup>th</sup> floor, Pramooth Hridya Apartment, Dhaboli, Near Cancer Hospital, Surat -395004





(A GOVERNMENT OF INDIA UNDERTAKING)  
**GIRGAUM BRANCH (0204)**  
**(AUCTION SALE NOTICE FOR IMMOVABLE PROPERTIES)**  
**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/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of **Girgaum Branch** of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on **06.04.2026**, for recovery of **Rs. 8,77,97,134.91 (Rupees Eight Crores Seventy Seven Lakhs Ninety Seven Thousand One Hundred Thirty Four and Paise Ninety One only)** as on 26.08.2025 plus further interest thereon from 27/08/2025 along with suit expenses and other charge due to the, Girgaum Branch of Canara Bank from the borrower **M/s Devnandan Industries Pvt Ltd**, through its **Director Mr Nagjibhai Kanjibhai Patel** and **Mrs Savita Nagjibhai Patel** and Guarantor, **Shri Nagjibhai Kanjibhai Patel** , **Mrs Savita Nagjibhai Patel** and **M/s Shreeji Gems Ltd**

Details of the immovable property, Reserve price and EMD amount are as under:

| LOT NO. | SR No. | Details of Property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | (Amt In Lakhs)                      |       |
|---------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------|
|         |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Reserve Price                       | EMD   |
| 1       | 1      | All that Part and Parcel of office No. 1A ,on the Ground floor, admeasuring 131.80 sq ft Built up area in the building known as "SHREEJI ARCADE" of SHREEJI CHAMBERS"SITUATED AT Tata Road No.1 & 2, Girgaum Division, Shankar Sheth Road, Mumbai, Constructed on the land Bearing C. S, No. 8/1487, of Girgaon Division, Mumbai City Registration District of Mumbai City, Within the City Limit of Municipal Corporation of Greater Mumbai. Standing in the name of Shri Nagjibhai Kanjibhai Patel and Smt. Savitaben Nagjibhai Patel,<br><br>CERSAI Security Interest ID: 400051892628    | 196.00                              | 19.60 |
|         | 2      | All that Part and Parcel of office No. 1B ,on the Ground floor, admeasuring 131.80 sq ft Built up area in the building known as "SHREEJI ARCADE" of SHREEJI CHAMBERS"SITUATED AT Tata Road No.1 & 2, Girgaum Division, Shankar Sheth Road, Mumbai, Constructed on the land Bearing C. S, No. 8/1487, of Girgaon Division, Mumbai City Registration District of Mumbai City, Within the City Limit of Municipal Corporation of Greater Mumbai standing in the name of M/s Hetal Diamonds through its partner Shri Nagjibhai Kanjibhai Patel,<br><br>CERSAI Security Interest ID: 400051892628 | (RP for Sr no.1, 2, & 3 in one lot) |       |



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|-------------------------------------------------------------------------------------|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|
|                                                                                     | 3 | All that Part and Parcel of office No. 1C ,on the Ground floor, admeasuring 131.80 sq ft Built up area in the building known as "SHREEJI ARCADE" of SHREEJI CHAMBERS"SITUATED AT Tata Road No.1 & 2, Girgaum Division, Shankar Sheth Road, Mumbai, Constructed on the land Bearing C. S, No. 8/1487, of Girgaon Division, Mumbai City Registration District of Mumbai City, Within the City Limit of Municipal Corporation of Greater Mumbai. Standing in the name of Shri Nagjibhai Kanjibhai Patel Partner of M/s Shilpa Gems and Smt. Savitaben Nagjibhai Patel, CERSAI Security Interest ID: 400051892628                                                                                                                                                                                           |       |      |
| <b>Note : Commercial Offices mentioned above 1A, 1 B and 1C are merged Together</b> |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |       |      |
| 2                                                                                   | 4 | All that part and Parcel of Shop No.103, Super Built up area admeasuring 314.57 sq fts and its built up area is 18.55 sq mtrs on 1 <sup>st</sup> floor together with undivided proportionate share in underneath land admeasuring 6.03 sq mtrs of low-rise shopping complex known as "Marvel Plaza", Constructed on the land bearing Plot No 1-10, admeasuring 1021.7 sq mtrs equivalent to 1222.00 sq Yards and after KJP known as Block Nos 443/B-1 to 443/B-5, Total admeasuring 286.85 sq.mtrs at "Shiv Awas Co-operative Housing Society Vibhag-2", situated on the land bearing Block nos. 443 and 444 ( Rev. S. Nos. 476 and 477) of Village Kamrej, Sub District Taluka – Kamrej, District – Surat<br>Standing in the name of M/s Shreeji Gems Ltd<br>CERSAI Security Interest ID: 400079559950 | 7.00  | 0.70 |
| 3                                                                                   | 5 | All that part and Parcel of Shop No.210, Super Built up area admeasuring 372.90 sq fts and its built up area is 22.32 sq mtrs on 2 <sup>nd</sup> floor together with undivided proportionate share in underneath land admeasuring 7.26 sq mtrs of low-rise shopping complex known as "Marvel Plaza", Constructed on the land bearing Plot No 1to10, admeasuring 1021.7 sq mtrs equivalent to 1222.00 sq Yards and after KJP known as Block Nos 443/B-1 to 443/B-5, Total admeasuring 286.85 sq.mtrs at "Shiv Awas Co-operative Housing Society Vibhag-2", situated on the land bearing Block Nos. 443 and 444 ( Rev. S. Nos. 476 and 477) of Village Kamrej, Sub District Taluka – Kamrej, District – Surat Standing in the name of M/s Shreeji Gems Ltd<br>CERSAI Security Interest ID: 400079559950   | 6.80  | 0.68 |
| 4                                                                                   | 6 | All that part and Parcel of Shop No. G-19, Super Built up area admeasuring 408.60 sq fts and its built up area is 23.81 sq mtrs on Ground floor together with undivided proportionate share in underneath land admeasuring 7.74 sq mtrs of low-rise shopping complex known as "Marvel Plaza", Constructed on the land bearing Plot No 1to10, admeasuring 1021.7 sq mtrs equivalent to 1222.00 sq Yards and after KJP known as Block Nos 443/B-1 to 443/B-5, Total admeasuring 286.85 sq.mtrs at "Shiv Awas Co-operative Housing                                                                                                                                                                                                                                                                         | 14.80 | 1.48 |



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|---|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|
|   |    | Society Vibhag-2", situated on the land bearing Block Nos. 443 and 444 ( Rev. S. Nos. 476 and 477) of Village Kamrej, Sub District Taluka – Kamrej, District – Surat Standing in the name of M/s Shreeji Gems Ltd<br>CERSAI Security Interest ID: 400079557373                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |      |
| 5 | 7  | All that part and Parcel of Shop No. G-24, Super Built up area admeasuring 372.90 sq fts and its built up area is 21.13 sq mtrs on Ground floor together with undivided proportionate share in underneath land admeasuring 6.87 sq mtrs of low-rise shopping complex known as "Marvel Plaza", Constructed on the land bearing Plot No 1to10, admeasuring 1021.7 sq mtrs equivalent to 1222.00 sq Yards and after KJP known as Block Nos 443/B-1 to 443/B-5, Total admeasuring 286.85 sq.mtrs at "Shiv Awas Co-operative Housing Society Vibhag-2", situated on the land bearing Block Nos. 443 and 444 ( Rev. S. Nos. 476 and 477) of Village Kamrej, Sub District Taluka – Kamrej, District – Surat Standing in the name of M/s Shreeji Gems Ltd<br>CERSAI Security Interest ID: 400079557373        | 13.50 | 1.35 |
| 6 | 8  | All that part and Parcel of Shop No.217, Super Built up area admeasuring 310.69 sq fts and its built up area is 18.15 sq mtrs on 2 <sup>nd</sup> floor together with undivided proportionate share in underneath land admeasuring 5.90 sq mtrs of low-rise shopping complex known as "Marvel Plaza", Constructed on the land bearing Plot No 1to10, admeasuring 1021.7 sq mtrs equivalent to 1222.00 sq Yards and after KJP known as Block Nos 443/B-1 to 443/B-5, Total admeasuring 286.85 sq.mtrs at "Shiv Awas Co-operative Housing Society Vibhag-2", situated on the land bearing Block Nos. 443 and 444 ( Rev. S. Nos. 476 and 477) of Village Kamrej, Sub District Taluka – Kamrej, District – Surat Standing in the name of M/s Shreeji Gems Ltd<br>CERSAI Security Interest ID: 400079559950 | 5.60  | 0.56 |
| 7 | 9  | All that part and Parcel of Shop No.101, Super Built up area admeasuring 727.60 sq fts and its built up area is 43.33 sq mtrs on 1 <sup>st</sup> floor together with undivided proportionate share in underneath land admeasuring 14.09 sq mtrs of low-rise shopping complex known as "Marvel Plaza", Constructed on the land bearing Plot No 1-10, admeasuring 1021.7 sq mtrs equivalent to 1222.00 sq Yards and after KJP known as Block Nos 443/B-1 to 443/B-5, Total admeasuring 286.85 sq.mtrs at "Shiv Awas Co-operative Housing Society Vibhag-2", situated on the land bearing Block nos. 443 and 444 ( Rev. S. Nos. 476 and 477) of Village Kamrej, Sub District Taluka – Kamrej, District – Surat Standing in the name of M/s Shreeji Gems Ltd<br>CERSAI Security Interest ID: 400079559950 | 17.50 | 1.75 |
| 8 | 10 | All that part and Parcel of Shop No.302, Super Built up area admeasuring 2353.24 sq fts and its built up area is 136.00 sq mtrs on 3 <sup>rd</sup> floor together with undivided proportionate share in underneath land admeasuring 44.24 sq mtrs of low-rise shopping complex known                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 35.80 | 3.58 |



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|    |    | as "Marvel Plaza", Constructed on the land bearing Plot No 1to10, admeasuring 1021.7 sq mtrs equivalent to 1222.00 sq Yards and after KJP known as Block Nos 443/B-1 to 443/B-5, Total admeasuring 286.85 sq.mtrs at "Shiv Awas Co-operative Housing Society Vibhag-2", situated on the land bearing Block Nos. 443 and 444 ( Rev. S. Nos. 476 and 477) of Village Kamrej, Sub District Taluka – Kamrej, District – Surat Standing in the name of M/s Shreeji Gems Ltd<br>CERSAI Security Interest ID: 400079559950                                                                                                                                                                                                                                                                                   |       |      |
| 9  | 11 | All that part and Parcel of Shop No.208, Super Built up area admeasuring 372.90 sq fts and its built up area is 21.93 sq mtrs on 2 <sup>nd</sup> floor together with undivided proportionate share in underneath land admeasuring 7.13 sq mtrs of low-rise shopping complex known as "Marvel Plaza", Constructed on the land bearing Plot No 1to10, admeasuring 1021.7 sq mtrs equivalent to 1222.00 sq Yards and after KJP known as Block Nos 443/B-1 to 443/B-5, Total admeasuring 286.85 sq.mtrs at "Shiv Awas Co-operative Housing Society Vibhag-2", situated on the land bearing Block Nos. 443 and 444 ( Rev. S. Nos. 476 and 477) of Village Kamrej, Sub District Taluka – Kamrej, District – Surat Standing in the name of M/s Shreeji Gems Ltd<br>CERSAI Security Interest ID: 400079559950 | 6.80  | 0.68 |
| 10 | 12 | All that part and Parcel of Shop No.218, Super Built up area admeasuring 310.69 sq fts and its built up area is 18.15 sq mtrs on 2 <sup>nd</sup> floor together with undivided proportionate share in underneath land admeasuring 5.90 sq mtrs of low-rise shopping complex known as "Marvel Plaza", Constructed on the land bearing Plot No 1to10, admeasuring 1021.7 sq mtrs equivalent to 1222.00 sq Yards and after KJP known as Block Nos 443/B-1 to 443/B-5, Total admeasuring 286.85 sq.mtrs at "Shiv Awas Co-operative Housing Society Vibhag-2", situated on the land bearing Block Nos. 443 and 444 ( Rev. S. Nos. 476 and 477) of Village Kamrej, Sub District Taluka – Kamrej, District – Surat Standing in the name of M/s Shreeji Gems Ltd<br>CERSAI Security Interest ID: 400079559950 | 5.60  | 0.56 |
| 11 | 13 | All that part and Parcel of Shop No. G-25, Super Built up area admeasuring 372.90 sq fts and its built up area is 22.32 sq mtrs on Ground floor together with undivided proportionate share in underneath land admeasuring 7.26 sq mtrs of low-rise shopping complex known as "Marvel Plaza", Constructed on the land bearing Plot No 1to10, admeasuring 1021.7 sq mtrs equivalent to 1222.00 sq Yards and after KJP known as Block Nos 443/B-1 to 443/B-5, Total admeasuring 286.85 sq.mtrs at "Shiv Awas Co-operative Housing Society Vibhag-2", situated on the land bearing Block Nos. 443 and 444 ( Rev. S. Nos. 476 and 477) of Village Kamrej, Sub District Taluka – Kamrej, District – Surat Standing in the name of M/s Shreeji Gems Ltd<br>CERSAI Security Interest ID: 400079557373        | 13.50 | 1.35 |



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| 12 | 14 | All that part and Parcel of Shop No. G-03, Super Built up area admeasuring 412.48 sq fts and its built up area is 23.78 sq mtrs on Ground floor together with undivided proportionate share in underneath land admeasuring 7.73 sq mtrs of low-rise shopping complex known as "Marvel Plaza", Constructed on the land bearing Plot No 1to10, admeasuring 1021.7 sq mtrs equivalent to 1222.00 sq Yards and after KJP known as Block Nos 443/B-1 to 443/B-5, Total admeasuring 286.85 sq.mtrs at "Shiv Awas Co-operative Housing Society Vibhag-2", situated on the land bearing Block Nos. 443 and 444 ( Rev. S. Nos. 476 and 477) of Village Kamrej, Sub District Taluka – Kamrej, District – Surat Standing in the name of M/s Shreeji Gems Ltd CERSAI Security Interest ID: 400079557373            | 16.50 | 1.65 |
| 13 | 15 | All that part and Parcel of Shop No. 303, Super Built up area admeasuring 2265.38 sq fts and its built up area is 129.69 sq mtrs on 3 <sup>rd</sup> floor together with undivided proportionate share in underneath land admeasuring 42.19 sq mtrs of low-rise shopping complex known as "Marvel Plaza", Constructed on the land bearing Plot No 1to10, admeasuring 1021.7 sq mtrs equivalent to 1222.00 sq Yards and after KJP known as Block Nos 443/B-1 to 443/B-5, Total admeasuring 286.85 sq.mtrs at "Shiv Awas Co-operative Housing Society Vibhag-2", situated on the land bearing Block Nos. 443 and 444 ( Rev. S. Nos. 476 and 477) of Village Kamrej, Sub District Taluka – Kamrej, District - Surat Standing in the name of M/s Shreeji Gems Ltd CERSAI Security Interest ID: 400079559950 | 34.50 | 3.45 |
| 14 | 16 | All that part and Parcel of Shop No. 301, Super Built up area admeasuring 1571.99 sq fts and its built up area is 92.49 sq mtrs on 3 <sup>rd</sup> floor together with undivided proportionate share in underneath land admeasuring 30.09 sq mtrs of low-rise shopping complex known as "Marvel Plaza", Constructed on the land bearing Plot No 1to10, admeasuring 1021.7 sq mtrs equivalent to 1222.00 sq Yards and after KJP known as Block Nos 443/B-1 to 443/B-5, Total admeasuring 286.85 sq.mtrs at "Shiv Awas Co-operative Housing Society Vibhag-2", situated on the land bearing Block Nos. 443 and 444 ( Rev. S. Nos. 476 and 477) of Village Kamrej, Sub District Taluka – Kamrej, District – Surat Standing in the name of M/s Shreeji Gems Ltd CERSAI Security Interest ID: 400079559950  | 23.90 | 2.39 |
| 15 | 17 | All that part and Parcel of Shop No.209, Super Built up area admeasuring 372.90 sq fts and its built up area is 21.93 sq mtrs on 2 <sup>nd</sup> floor together with undivided proportionate share in underneath land admeasuring 7.13 sq mtrs of low-rise shopping complex known as "Marvel Plaza", Constructed on the land bearing Plot No 1to10, admeasuring 1021.7 sq mtrs equivalent to 1222.00 sq Yards and after KJP known as Block Nos 443/B-1 to 443/B-5, Total admeasuring 286.85 sq.mtrs at "Shiv Awas Co-operative Housing Society Vibhag-2", situated on the land bearing Block Nos. 443 and 444 ( Rev. S. Nos. 476                                                                                                                                                                       | 6.80  | 0.68 |

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|    |    | and 477) of Village Kamrej, Sub District Taluka – Kamrej, District – Surat Standing in the name of M/s Shreeji Gems Ltd<br>CERSAI Security Interest ID: 400079559950                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |       |      |
| 16 | 18 | All that part and Parcel of Shop No.121, Super Built up area admeasuring 358.87 sq fts and its built up area is 21.53 sq mtrs on 1 <sup>st</sup> floor together with undivided proportionate share in underneath land admeasuring 7.00 sq mtrs of low-rise shopping complex known as “Marvel Plaza”, Constructed on the land bearing Plot No 1-10, admeasuring 1021.7 sq mtrs equivalent to 1222.00 sq Yards and after KJP known as Block Nos 443/B-1 to 443/B-5, Total admeasuring 286.85 sq.mtrs at “Shiv Awas Co-operative Housing Society Vibhag-2”, situated on the land bearing Block nos. 443 and 444 ( Rev. S. Nos. 476 and 477) of Village Kamrej, Sub District Taluka – Kamrej, District – Surat Standing in the name of M/s Shreeji Gems Ltd ,<br>CERSAI Security Interest ID: 400079559950 | 7.20  | 0.72 |
| 17 | 19 | All that part and Parcel of Shop No.201, Super Built up area admeasuring 727.60 sq fts and its built up area is 43.33 sq mtrs on 2 <sup>nd</sup> floor together with undivided proportionate share in underneath land admeasuring 14.09 sq mtrs of low-rise shopping complex known as “Marvel Plaza”, Constructed on the land bearing Plot No 1to10, admeasuring 1021.7 sq mtrs equivalent to 1222.00 sq Yards and after KJP known as Block Nos 443/B-1 to 443/B-5, Total admeasuring 286.85 sq.mtrs at “Shiv Awas Co-operative Housing Society Vibhag-2”, situated on the land bearing Block Nos. 443 and 444 ( Rev. S. Nos. 476 and 477) of Village Kamrej, Sub District Taluka – Kamrej, District – Surat Standing in the name of M/s Shreeji Gems Ltd<br>CERSAI Security Interest ID: 400079559950 | 13.10 | 1.31 |
| 18 | 20 | All that part and Parcel of Shop No.206, Super Built up area admeasuring 476.65 sq fts and its built up area is 28.21 sq mtrs on 2 <sup>nd</sup> floor together with undivided proportionate share in underneath land admeasuring 9.17 sq mtrs of low-rise shopping complex known as “Marvel Plaza”, Constructed on the land bearing Plot No 1to10, admeasuring 1021.7 sq mtrs equivalent to 1222.00 sq Yards and after KJP known as Block Nos 443/B-1 to 443/B-5, Total admeasuring 286.85 sq.mtrs at “Shiv Awas Co-operative Housing Society Vibhag-2”, situated on the land bearing Block Nos. 443 and 444 ( Rev. S. Nos. 476 and 477) of Village Kamrej, Sub District Taluka – Kamrej, District – Surat Standing in the name of M/s Shreeji Gems Ltd,<br>CERSAI Security Interest ID: 400079559950 | 8.60  | 0.86 |
| 19 | 21 | All that part and Parcel of Shop No.122, Super Built up area admeasuring 358.87 sq fts and its built up area is 21.13 sq mtrs on 1 <sup>st</sup> floor together with undivided proportionate share in underneath land admeasuring 7.00 sq mtrs of low-rise shopping complex known as                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 7.20  | 0.72 |

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|  |  | <p>"Marvel Plaza", Constructed on the land bearing Plot No 1to10, admeasuring 1021.7 sq mtrs equivalent to 1222.00 sq Yards and after KJP known as Block Nos 443/B-1 to 443/B-5, Total admeasuring 286.85 sq.mtrs at "Shiv Awas Co-operative Housing Society Vibhag-2", situated on the land bearing Block Nos. 443 and 444 ( Rev. S. Nos. 476 and 477) of Village Kamrej, Sub District Taluka – Kamrej, District – Surat Standing in the name of M/s Shreeji Gems Ltd<br/>CERSAI Security Interest ID: 400079559950</p> |  |  |
|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|

The earnest money deposit shall be deposited on or before **06.04.2026 at 9.30AM**

The property can be inspected, with Prior Appointment with Authorised Officer, on **25.03.2026**, Canara Bank Girgaum Branch between 11.00 am to 4.00 pm.

There are no known encumbrances on the above property as per the knowledge of the bank.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in common web portal – **M/s PSB Alliance (Baanknet)**, Contact No. **8291220220**, 7046612345, 6354910172, 9892219848, 8160205051, E-mail **support.BAANKNET@psballiance.com**; <https://baanknet.com/>, or Canara Bank's website [www.canarabank.com](http://www.canarabank.com), or may contact Manager Canara Bank Girgaum Branch 8169845618/9410316322/8655918379 / 8527092652 during office hours on any working day.

Date: 25.02.2026

Place: Mumbai



*(Signature)*  
Authorised Officer  
CANARA BANK

**डी. सत्य राजा**  
**D. SATHIA RAJA**  
सहायक महाप्रबंधक / प्राधिकृत अधिकारी  
Asst. General Manager / Authorised Officer



(A GOVERNMENT OF INDIA UNDERTAKING)

**GIRGAUM BRANCH (0204)**

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25.02.2026**

1. Name and Address of the Secured Creditor : CANARA BANK GIRGAUM BRANCH

a) Name and Address of the Borrower(s) : M/s Devnandan Industries Pvt Ltd (Borrower), Office No.1, Ground Floor, Shreeji Arcade, Tata Road 1 and 2, Opera House, Girgaon, Mumbai, Maharashtra- 400004

|                                         |                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. Property in the name of              | <p><b>Property Sr.No.1.</b> Shri Nagjibhai Kanjibhai Patel and Smt. Savitaben Nagjibhai Patel</p> <p><b>Property Sr.No.2</b> M/s Hetal Diamonds through its partner Shri Nagjibhai Kanjibhai Patel</p> <p><b>Property Sr.No. 3.</b> Shri Nagjibhai Kanjibhai Patel Partner of M/s Shilpa Gems and Smt. Savitaben Nagjibhai Patel</p> <p><b>Property Sr. No. 4 to21-</b> M/s Shreeji Gems Ltd</p> |
| 3. Total liabilities as on              | <b>Rs. 8,77,97,134.91</b> + future interest thereon since 27.08.2025 along with suit expenses and other charge due costs, expenses etc.                                                                                                                                                                                                                                                          |
| 4. (a) Mode of Auction                  | Online (E-Auction)                                                                                                                                                                                                                                                                                                                                                                               |
| (b) Details of Auction service provider | : M/s PSB Alliance (Baanknet)., Contact No. 8291220220, 7046612345,6354910172,9892219848,8160205051<br><b>support.BAANKNET@psballiance.com;</b><br><b><a href="https://baanknet.com/">https://baanknet.com/</a></b>                                                                                                                                                                              |
| (c) Date & Time of Auction              | : 06.04.2026 & 10.00 AM to 11.00 AM                                                                                                                                                                                                                                                                                                                                                              |
| (d) Place of Auction                    | : Online (E-Auction)                                                                                                                                                                                                                                                                                                                                                                             |
| 5. (a) Reserve Price & EMD AMT          | : The reserve price for the properties and the earnest money deposit are mentioned in the above table of the Sale Notice.                                                                                                                                                                                                                                                                        |
| (b) EMD Date & Time                     | : 06.04.2026 & up to 9.30 am                                                                                                                                                                                                                                                                                                                                                                     |

**6. Other terms and conditions:**

- The property/ies will be sold in AS is where is", As is what is", and Whatever there is" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).
- The property will be sold above the Reserve Price.
- The property can be inspected on **25.03.2026 between 11.00 am and 4.00 pm.** with Prior Appointment with Authorised Officer
- Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may



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contact the helpdesk support of Baanknet (Contact details 7046612345/6354910172/8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com).

- e) The intending bidders shall deposit Earnest Money Deposit (EMD) of 10% of the Reserve Price (As mentioned in the above table of This sale notice) 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" **on or before 06.04.2026 at 9.30 am.**
- f) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 30,000.00 (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.
- g) The incremental amount/price during the time of each extension shall be Rs.30,000.00 (incremental price) and time shall be extended to 5 (minutes) when valid bid received in last minutes.
- h) Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- i) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on same day and or not later than next working day and the balance 75% amount of sale price to be deposited within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, 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.
- j) The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to **Account No. 209272434 of Canara Bank, Girgaum Branch, IFSC Code CNRB0000204.**
- k) All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- l) For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.
- m) To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances





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whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

- n) It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on **25.03.2026 from 11 am. to 4 pm** with Prior Appointment with Authorised Officer
- o) Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **06.04.2026 at 10.00 am to CANARA BANK Girgaum (0204)** mob 8655918379, 8169845618/9410316322/ 8527092652 by hand or by email:cb0108@canarabank.com
- i) 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. And A/c details for online refund of EMD
- q) 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 **South Mumbai Cuffe Parade Maker Tower or Girgaum (00204)** Branch that, as a facilitating centre, shall make necessary arrangements
- r) For further details contact **Mr D Sathia Raja**, Authorised Officer and Assistant General Manager, Canara Bank Regional Office, Mumbai Mob no. 8655918379 and its team 8169845618/9410316322/ 8527092652 may be contacted during office hours on any working day. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com./ support.ebkay@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

Place: Mumbai  
Date: 25.02.2026



Authorised Officer  
CANARA BANK

**डी. सत्य राजा**  
**D. SATHIA RAJA**  
सहायक महाप्रबंधक / प्राधिकृत अधिकारी  
Asst General Manager / Authorised Officer