CORRIGENDUM

This is to inform that "SALE NOTICE OF SHREE NARMADA ARCHITECTURAL SYSTEMS LTD (IN LIQUIDATION)" published in the Financial Express (English) Newspaper Ahmedabad edition on February 26, 2026, there was an error in mentioning the Last Date of EMD submission and Last date for Submission of Eligibility Documents by prospective bidder. Kindly note that the date "14th March, 2026" should be read as "21st March 2026". Other details remain unchanged.

Sd/-
Manish Kumar Bhagat
Liquidator - Shree Narmada Architectural Systems Ltd.

Cholamandalam investment and Finance Company Limited

Chola — Enter a better life

Corporate Office: "Chola Crest" C-54 & 55, Super B-4, Thiru vi ka industrial estate, Guindy, Chennai – 600 032.
Branch Office: 406 to 410, 4th Floor, 'The One World", Opp. Synergy Hospital, Near Ayodhya Chowk, 150 Feet Ring Road, Rajkot - 360005
Contact No: Mr. PREMAL BHATT-9376152588 & NIRAV PRAJAPATI-7046342515

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower / Co-Borrower/ Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the **PHYSICAL POSSESSION** of which has been taken by the Authorised Officer of Cholamandalam investment and Finance Company Limited the Secured Creditor shall be referred herein after as Cholamandalam investment and Finance Company Limited, **"The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is"** basis through E-Auction.
It is hereby informed to General public that we are going to conduct public E-Auction through website **https://www.auctionfocus.in/chola-lap**

Account No. and Name of borrower, co- borrower, Mortgagors	Date & Amount as per Demand Notice U/s 13(2)	Descriptions of the property/Properties	Reserve Price, Earnest Money Deposit & Bid Increment Amount (In Rs.)	E-Auction Date and Time, EMD Submission Last Date, Inspection date
X0HERTH00001536771 **1 Kuldeepsingh Anopsinh Chudasama** 2 Shree Yogikrupa Trading Co. Represented by it's Partner **Kuldeepsingh Anopsinh Chudasama** **3. Pushpraj singh Anopsinh Chudasama** 4 Shree Gangeshwar Enterprise Represented by it's Partner **Kuldeepsingh Anopsinh Chudasama** **5. Anopsinh Kirtisinh Sarvaiya** **Add.:** All above; Vekri, Tal: Gondal, District: Rajkot, Gondal-360311 **AND ALSO AT:** Plot No. 33 P. Rushikesh Apartment, Floor No:4,5 & 6, Ojpp. Nirmala Convent School, Rajkot-360002	**09-10-18, Rs.2,97,53,089.71/- as on 09-10-2018**	**Property No. 1:** All The Piece And Parcel Of The Land/Flat/ Being Plot / Non Agricultural Freehold Constructed Residential Property Admeasuring 162.50 Sq.Mts. Of Raiya Rs No. 133,138,139P TP No.1, FP No.365p, Plot No.33P Rushikesh Appartment Two Flats On The Four Floor At Rajkot. **Property No. 2:** All The Piece And Parcel Of The Land/Flat/Being Plot /Non Agricultural Freehold Constructed Residential Property Admeasuring 162.50 Sq.Mts. Of Raiya RS No. 133,138,139P TP No.1, FP No.365p, Plot No.33p Rushikesh Appartment Two Flats On The Fifth Floor At Rajkot **Property No. 3:** All The Piece And Parcel Of The Land/Flat/Being Plot /Non Agricultural Freehold Constructed Residential Property Admeasuring 162.50 Sq.Mts. Of Raiya Rs No. 133,138,139P TP No.1, FP No.365P, Plot No.33P Rushikesh Appartment Two Flats On The Eight Floor At Rajkot.	**PROPERTY 1** **Rs. 30,00,000/- RS. 3,00,000/- RS. 50,000/-** **PROPERTY 2** **Rs. 30,00,000/- RS. 3,00,000/- RS. 50,000/-** **PROPERTY 3** **Rs. 30,00,000/- RS. 3,00,000/- RS. 50,000/-**	**16-03-2026 at 11:00 am to 1:00 PM (with unlimited extension of 3 min each),** **14-03-2026 (up to 5.30.P.M)** **07-03-2026 at 11:00 am to 1:00 PM**

1. All interested participants/bidders may contact Mr. Muhammed Rahees at 8124000030 / 6374845616 or via email at CholaAuctionLAP@chola.murugappa.com for any queries related to the property or for arranging an inspection. For creation of Login ID & Password, training on the e-auction bidding process, and related assistance, please contact Auction Focus Private Limited (Contact Person: Ms. Prachi Trivedi, Mobile: 9016641848).
2. For detailed terms and conditions of the sale/e-auction, kindly refer to the links provided on the website: https://www.auctionfocus.in/chola-lap & https://cholamandalam.com/news/auction-notices

THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES,2002

Date: 27-02-2026, Place: Rajkot — **Authorized Officer, M/s.Cholamandalam Investment and Finance Company Limited**

BANK OF BARODA, REGIONAL OFFICE

बैंक ऑफ बड़ौदा Bank of Baroda

Mahalaxmi Tower, 1st Floor, Tithal Road, Valsad. Ph.: 02632-241454, M.: 8872485474.
Email : recovery.bulsar@bankofbaroda.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

"APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 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, possession of which has been taken by the Authorized Officer of **Bank of Baroda**, Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is" "without recourse basis"** for recovery of below mentioned account/s. The details of Borrower/s/Guarantor/s/Secured Asset/s Dues/Reserve Price/e-Auction Date & Time, EMD and Bid Increase Amount are mentioned below :

Sr./ Lot No.	Branch Name Contact No	Name & address of Borrower/s / Guarantor/s	Short Description of property with known encumbrances, if any / Status of Possession	Total dues	1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount
1	ROSARB 8872485474	**M/s Laxmi Elastics Proprietor Mr Arpitkumar Atulbhai Mali (Borrower) & Mr Nayan Jaswanthbai Mali, Mr. Hiteshkumar Hasmukhlal Mali (Guarantor)**	1. All the pieces and parcels of Property bearing part of plot no. 10 admeasuring 165.55 sq mts towards Northern side admeasuring 331.10 sq mts forming part of NA land bearing Revenue Survey no.200/Paikee (Computerised Revenue survey no200/Paikee3) situated at village Tithal Tal. & Dis-Valsad belonging to Mr. Nayan Jaswanthbai Mali & Mr. Hiteshkumar Hasmukhlal Mali **Boundaries of property: North:** Plot No.09 **East:** Property bearing Block/Surevey No-187 **South :** part of plot no 10 **West :** Road **(Physical Possession)**	**Rs. 59,81,903.83/- as on 05.12.2025**	**1. Rs.15,10,000/- 2. Rs.1,51,000/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)**
		2. All the pieces and parcels of Property bearing part of plot no. 10 admeasuring 165.55 sq mts towards southern side admeasuring 331.10 sq mts forming part of NA land bearing Revenue Survey no.200/Paikee (Computerised revenue survey no200/Paikee3) situated at village Tithal Tal. & Dist-Valsad belonging to Mr. Nayan Jaswanthbai Mali & Mr. Hiteshkumar Hasmukhlal Mali **Boundaries of property: North:** Remaining part of Plot No.10 **East:** Property bearing Block/Surevey No-187 **South:** Plot No. 11 **West:** Road **(Physical Possession)**		**1. Rs.15,10,000/- 2. Rs.1,51,000/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)**
2	ROSARB 8872485474	**Mr.Ganesh Banshi Lahane & Mrs. Lanani Rekha Ganesh (Account no.08780600004785)**	All The Piece and Parcels of The Property Bearing Residential Plot No 8/B Adm 48.00 Sq Mtrs. (On The Spot Adm 47.91 Sq. Mtrs.) Of New Block/ Survey No 142/16 (Old Block/ Survey No. 133/2) Of Village of Pardi Sandhpore Tal Dist Valsad Gujarat 396001 **(Physical Possession)**	**Rs. 19,25,961.05/- as on 12.01.2026**	**1. Rs.13,29,300/- 2. Rs.1,32,930/- 3. Rs.10,000/- (With unlimited extension of 10 minutes each)**
3	ROSARB 8872485474	**Mr.Ganesh Banshi Lahane & Mrs. Lanani Rekha Ganesh (Account no.08780600004784)**	All The Piece and Parcels of The Property Bearing Residential Plot No 9/A Adm 48.00 Sq Mtrs. (On The Spot Adm 47.91 Sq. Mtrs.) Of New Block/ Survey No 142/16 (Old Block/ Survey No. 133/2) Of Village of Pardi Sandhpore Tal Dist Valsad Gujarat 396001 **(Physical Possession)**	**Rs. 17,16,989.46/- as on 12.01.2026**	**1. Rs.13,29,300/- 2. Rs.1,32,930/- 3. Rs.10,000/- (With unlimited extension of 10 minutes each)**
4	ROSARB 8872485474	**Mr. Satish Ratilal Makwana (Borrower & Property Owner) Mrs. Hetal Satish Makwana (Co-Borrower & Property Owner)** Address: 8, Dhavalgiri Agiti, Nanimehatwad, Near Ganesh Hall, Valsad, Gujrat, Pin: 396001 **Also, At** Shree Vishnudutt Residency, Flat No B/303, 3rd Floor, Bandar Road, Valsad, Gujrat, Pin No : 396001	Equitable Mortgage of All piece and parcel of the property Residential Flat No B/304 Adm 1290 sq.ft (119.84 sq.mts) along with undivided share in land adm 10.00 sq mts on the 3rd floor of the premises prominently known as "Shree Vishnudutt Residency- B" building constructed upon and bearing old R.S No 270/D/P converted into City Survey no 51A adm 3313.67 sq mts at Bandar road within Valsad Municipal and city Survey area, Tal &Dist Valsad, Gujarat State, India. **(Physical Possession)**	**Rs. 26,06,984.21 as on 05.02.2026**	**1. Rs.17,00,000/- 2. Rs.1,70,000/- 3. Rs.10,000/- (With unlimited extension of 10 minutes each)**
5	ROSARB 8872485474	**Mr.Ajay babu Solanki Mrs. Indu Babulal Solanki** Flat No A – 504, 5th floor, Ved Avenue, A – wing, Near Rakhodiya Talav, Khadikibhagda, Valsad Taluka & District, Gujarat – 396001	All the piece and parcel of residential flat situated at part of City Survey No 3658/A, bearing Flat No A-504, 5th floor, A – Wing in Apartment "Ved Avenue" Near Rakhodiya Talav, Desaiwad, Khadkibhagda, Valsad Taluka & District Valsad admeasuring 850 sq ft or 79.00 sq mtrs in the name of Mrs. Indu Babulal Solanki . **(Physical Possession)**	**Rs. 26,80,722.64 as on 27.04.2025**	**1. Rs.16,73,100/- 2. Rs. 1,67,310/- 3. Rs.10,000/- (With unlimited extension of 10 minutes each)**
6	ROSARB 8872485474	**M/s Sai Narrow Fabrics, Mr. Jitendra Kumar Jayantilal Mali, Smt. Urmilaben Jayantilal Mali, Mr. Rakesh J Mali** (1) Plot no.718 RS NO.69/P and 71/P NEW GIDC Gundlav Opposite Investa Pumps Tal Dist Valsad 396035 (2)11/699 Opposite Bajjan Baug Bandra Road, Valsad Tal Dist Valsad 396001	Equitable Mortgage of all piece and parcel of NA land and building (Ground Floor + First Floor) bearing gram panchayat house no.3/275 which is constructed on the NA land bearing R S/ block number 155p/5 and khata number 1231 land admeasuring 296.09 sq. mtrs. and the construction area i.e ground floor plus first floor total admeasuring 3000 Sq. Fts. Which is situated within the Grampanchayat limits of Parnera, Tal Dist. Valsad **(Symbolic Possession)**	**Rs. 42,20,832.18 as on 12.01.2026**	**1. Rs. 37,80,000/- 2. Rs. 3,78,000/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)**
7	ROSARB 8872485474	**M/s M M Corporation Proprietor :** Mr. Mahendra Birdhichand Goichha (Proprietor) **Guarantors:** Mrs. Manjudevi Mahendra Goichha (Guarantor) Flat No.403,4th Floor, Emmanuel Complex, MRF Tyre Showroom, Khariwad, Nani Daman	All that piece and parcel of constructed immovable property, being the Residential Flat No.403,bearing Municipal House No.15/13A/403, admeasuring 1163 Sq Feets, (i.e.108.04 Sq Meters) Super Builtup area lying and located on the 4th Floor of the building known as "EMMANUEL COMPLEX Constructed over the properties bearing Survey Nos.604/10 and 604/11, totally admeasuring area 747 Sq Meters. Situated at above MRF Type Showroom, Khariwad Nani Daman within Daman Municipal Corporation area within Registration Sub-District Daman, District Daman and the property is in the name of Mrs. Manjudevi Mahendra Golchha and the property is bounded as follows:- East:-Open to Sky, West:-Flat No. 15/13A/4F-1, North:-Stare case & flat No. 15/13A/4F-2, South :- Open to Sky. **(Symbolic Possession)**	**Rs. 30,50,611.67/- as on 05.01.2026**	**1. Rs. 23,07,740/- 2. Rs. 2,30,774- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)**
8	ROSARB 8872485474	**Mrs. Urmilaben Mohanbhai Patel, Mrs. Savitaben Mohanbhai Patel & Mr. Jayeshkumar Mohanbhai Dhodi**	Equitable Mortgage of all that R.C.C constructed premises bearing apartment No.301 having 1363 Sq. ft Carpet Area & 1538 Sq. Ft. Built up Area, (without any still parking) situated on Third Floor In Building -C, in premises known as "VEDA RESIDENCY constructed on the land bearing NA-lands bearing survey No 71/2/1, admeasuring 420 Sq. Mtrs., Survey No 71/2/2, admeasuring 1100 Sq. Mtrs. (along with Residential-cum-commercial building constructed thereon), Survey No 71/2/3, ad measuring 2540 Sq. Mtrs and Survey No 71/2/4, admeasuring 740 Sq. mtrs., Suvey No 72/3, admeasuring 700 Sq. Mtrs. And Survey No 72/1/4P, admeasuring 600 Sq. Mtrs, totalling to 6100 Sq. Mtrs of Silvassa, U.T. of Dadra and Nagar Haveli in the name of Urmilaben M Patel and Savitaben M Patel Bounded By: On or towards North: By Building D/ Internal Road, On or towards South: By Flat No 302, On or towards East: By Main Road, On or towards West: By STAIR CASE/LIFT. **(Symbolic Possession)**	**Rs. 55,72,515.39/- As on 05.01.2026**	**1. Rs. 65,07,000/- 2. Rs. 6,50,700/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)**
9	ROSARB 8872485474	**M/s Aliwyn Industries, Mr. Vishal Khusal Gala and Mrs. Neelam Vishal Gala, M/s Tirupati Industries** Gala No. F1 & F2, Avis Udyog Bhawan-B, Survey No. 724/1, Village Ringanwada, Daman (U.T. of Daman and Diu)	All that piece and parcel of an immovable property being Industrial Gala No. F-1 admeasuring 1248 Sq.ft. super built-up area and Gala No. F-2 admeasuring 1242 Sq.ft. super built up area both area all lying and located on first Floor of industrial building known as "Avis Udyog Bhawan-B" constructed over N.A. land bearing Survey No. 724/1 admeasuring 1400 Sq.mt. in area situated at dabhel, Nani Daman, Daman union Territory within jurisdiction of Dabhel Group Gram Panchayat area, Sub-District and District of Daman UT. **(Symbolic Possession)**	**Rs. 1,35,56,043.88/- as on 12.01.2026**	**1. Rs. 31,95,000/- 2. Rs. 3,19,500/- 3. Rs. 10,000/- (With unlimited extension of 10 minutes each)**
		Equitable Mortgage of Industrial Gala No. F-4 admeasuring 1356 Sq.ft. super built up in area all type and located on first floor of industrial building known as "Avis Udyog Bhawan-B" constructed over N.A. land bearing Survey No. 724/1 admeasuring 1400 Sq.Mt. in area situated at Dabhel, Nani Daman, UT. **(Symbolic Possession)**		**1. Rs.18,27,000/- 2. Rs. 1,82,700/- 3. Rs.10,000/- (With unlimited extension of 10 minutes each)**

• Date of E-Auction : 16-03-2026 • Time of E-Auction : From 02:00 PM to 06:00 PM, (FOR 15 Days Notice)
• Property Inspection For Sr. No. 1 to 5 date & Time. 13.03.2026, 11:00 PM to 02:00 PM

Note : For Sr. No. 6 to 9 Only
a. **Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his/own risk & responsibility.**
b. **Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank.**
c. **Bank will not be responsible or duty bound for handing over of physical possession.**
d. **Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.**
e. **Successful Auction Purchaser has to submit the Declaration Cum Undertaking confirming the above terms &condition immediately after e-Auction.**
f. **Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited**
g. **The intending purchaser has to produce an Undertaking duly Stamped and Notarised as per Bank Format(in case of Sale on the basis of Symbolic Possession): (GST/TDS as per Government Rules applicable shall be payable by purchaser on sale of Movable / Immovable Assets.)**

For detailed terms and conditions of sale, please refer to the link provided in **https://bankofbaroda.bank.in/e-auction** and online auction portal **https://baanknet.com** Also, prospective bidders may contact the Authorized Officer on Tel No. **02632-241454 Mobile: 8872485474.**

Date : 28.02.2026
Place : Valsad — **Chief Manager & Authorised Officer, Bank of Baroda**

Motilal Oswal Home Finance Limited

Regd. Office: Motilal Oswal Tower, Rahimtullah Sayani Road, Opp. Parel ST Depot, Prabhadevi, Mumbai - 400 025, CS : 8291899899
Website: www.motilaloswalhf.com, **Email:** hfquery@motilaloswal.com

PUBLIC NOTICE FOR E-AUCTION SALE

E-Auction Sale Notice of 15 Days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of **"online e-auction"** for recovery of dues and further interest, charges and costs etc, as detailed below **in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website motilaloswalhf.com as per the details given below :

Date and time of E-Auction Date: 23-03-2026 11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each)

Borrower(s)/Guaranator(s) / Loan Account	Demand Notice Date and Amount	Description of the immovable property	Reserve Price, EMD / Last date of EMD
LAN: LXMORO00217-180052630 / Branch: Morbi / Borrower: Bharat Naranbhai Adroja / Co-Borrower: Jasvantiben Bharatbhai Adroja / Guarantor:Navneet Rameshbhai Varasada	**10-08-2025 For Rs: 657025/- (Rupees Rupees Six Lakh Fifty Seven Thousand &Twenty Five Only)**	Flat No. 103, Area Ad Measuring 60 Sq.M, A Wing Ravapar Residency Nr. New Era Public Road Ravapar To Ghunsla Main Rd Nr. Siddhivinayak Park Morbi Rajkot Gujarat-363641	**Reserve Price: Rs.900000/- (Rupees Nine Lakh Only) EMD: Rs. 90000/- (Rupees Ninety Thousand Only) Last date of EMD Deposit:22-03-2026**

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: **https://www.auctionbazaar.com/** of our e-Auction Service Provider, **M/s. ARCA EMART PRIVATE LIMITED** for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to **Pratipalsinh Zala 9372704845 & Sarvaiya Virendrasinh Sahdevsinh 9173838546**, details available in the above mentioned Web Portal and may contact their centralised Help Desk: + 91 83709 69696. **E-mail ID: contact@auctionbazaar.com.**

Place : Gujarat / Date : 28.02.2026 — **Sd/- Authorised Officer, Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited)**

ARM Branch, 7th Floor, Gift One Building, Gift City, Gandhinagar-382355

केनरा बैंक Canara Bank — A Government of India Undertaking — सिंडिकेट Syndicate

E-AUCTION SALE NOTICE TO PUBLIC UNDER SARFAESI ACT, 2002

DETAILS FOR MEGA E-AUCTION ON 17.03.2026 (01:00 PM TO 03:00 PM)
LAST DATE OF EMD : 16.03.2026

The undersigned as Authorized officer of **CANARA BANK** has taken over possession of the following property/ies under section 13(4) of the SARFAESI act, Public at large is informed that **e-auction** (under SARFAESI act, 2002) of the charged property/ies in the below mentioned cases for realization of bank dues will be held on **"AS IS WHERE IS, AS IS WHAT IS" BASIS** Under Rule 8(6) & 9 (1) of Security Interest (Enforcement) Rules, 2002.

Sr. No.	NAME OF BORROWER/S / GUARANTOR/S / MORTGAGOR/S	OUTSTANDING (RS)	DETAILS OF SECURITY/IES / STATUS OF POSSESSION	RESERVE PRICE & EMD	ACCOUNT DETAILS & NAME, CONTACT DETAIL OF BRANCH
1	**(1) M/s. Ramdev International Castor Products Private Limited (RICPPL) (2) Mr. Amrutbhai Baldevbhai Patel (Director/Mortgagor) (3) Kishan Prakashbhai Patel-(Director) (4) Mr. Patel Baldevbhai Maganbhai and legal heirs (Guarantor/ Mortgagor) (5) Mr. Patel Prakashbhai Baldevbhai (Guarantor/ Mortgagor) (6) Mrs. Patel Vandnaben Prakashbhai (Guarantor) (7) Mrs. Patel Jagrutiben Amrutbhai (Guarantor/ Mortgagor) (8) Patel Hasmukhbhai Ranchodbhai (Guarantor/ Mortgagor) (9)**	**Rs. 20,62,05,635.93 plus further interest and other charges thereon from 09.08.2025 due to the Canara Bank Asset Recovery Management Branch, Ahmedabad**	The immovable non-agriculture Industrial land bearing khata no. 952, survey no. 456 (old survey no. 184) adm 0-47-73 hec. are sq. metres., situate, lying in the sim of village-kalyanpura, taluka- kadi, district Mehsana (Gujarat). Boundaries On or towards the East: Survey No. 458, On or towards the West - Survey No. 455, On or towards the North – Not Clear, On or towards the North – Not Clear **(Cersai Security Interest Id – 400080371110)** **Status of Possession : Symbolic Possession**	**Reserve Price : Rs. 2,95,00,000/-** **EMD : Rs. 29,50,000/-**	**ARM Branch Ph.: 079 - 69027812 / 818 / 823 / 820 / 822 Mob : 8238091942 / 9680505055 Email : cb3966@canarabank.com A/C : 209272434 IFSC : CNRB0003966**
			The immovable non-agriculture Industrial land bearing khata no. 951, survey no. 457 (old survey no. 184/paiki 1) adm 0-54-56 hec. are sq. mtrs., situate, lying in the sim of village-kalyanpura, taluka- kadi, district-Mehsana, Gujarat. Boundaries On or towards the East: Survey No. 458 On or towards the West: Survey No. 466, On or towards the North: Not Clear On or towards the South: Not Clear **(CERSAI Security ID – 400080377596)** **Status of Possession : Symbolic Possession**		
2	**Patel Karshanbhai Popatbhai (Guarantor) (10) Shri Ladhabhai Ukabhai Patel and legal heirs (Guarantor/ Mortgagor)**		The Immovable Non-Agriculture Residential land bearing Khata No. 840 (Old Khata no. 64), Survey No. 960 (Old S. No. 159 paiki) adm 0-03-30, Hec.Are.Sq. Mtrs. i.e. 330-75 Sq. Mtrs., paiki Plot no. 3 paiki Plot no. 146,147,148, situated & lying in the Vill Kalyanpura, Kadi, Dist. Mehsana, Gujarat. Boundaries On or towards the North: Common Road, On or towards the South: Common Road, On or towards the East-Plot no. 145, On or towards the West – Plot No 149 **(CERSAI Security ID – 400073667755)** **Status of Possession : Symbolic Possession**	**Reserve Price : Rs. 46,00,000/-** **EMD : Rs. 4,60,000/-**	
3	**M/S UMA BHAVANI OIL INDUSTRIES (Partnership firm) Borrwer, Mr. Milanbhai Pravinbhai Patel (Partner & Guarantor), Mr. NagarbhaiMohanbhai Panchala (Partner & Guarantor), Mrs. Varshaben Ratansinh Dodiya (Partner & Guarantor), Mrs.Nimuben Chandrakat bhai Vithalapara (Partner & Guarantor), Mr.Jitendrakumar Devjibhai daslaniya (Guarantor), Mr. Parvinbhai karsanbhai Panchala (Guarantor)**	**Rs. 4,83,69,663.33 as on 28.02.2025 & further interest plus Charges thereon**	All that piece and parcel of the property situated at Mouje-Ratanpar, Tal. Dhrangadhra, Sub-Dist. Dhrangadhra, Dist Surendranagar, Revenue Survey No. 165 adm. 11486 sq. mtrs. paiki 4279 sq. mtrs., (as per revenue record survey no. 165/paiki/1) and Revenue Survey No. 166 adm. 11448 sq. mtrs. paiki 4027 sq. mtrs. (As per revenue record survey no. 166/paiki/1) total 8306 sq. mtrs. N.A. land for industrial owned & possessed by M/s. Uma Bhavani Oil Industries, a partnership firm Boundaries of the property (As per Deed) EAST-Agriculture land of survey no. 165 paiki part & survey no. 166 paiki WEST-Govt. Kharabo, NORTH- Agriculture land of survey no. 164, SOUTH- Survey no. 169(Govt. kharabo land) & Agriculture land survey no. 167 **Status of Possession : Physical Possession**	**RESERVE PRICE : Rs. 1,15,00,000/-** **EMD : Rs. 11,50,000/-**	
			Plant and Machinery (Groundnut Oil Extracting mill) situated at Mouje- Ratanpar, Tal. Dhrangadhra, Sub-Dist. Dhrangadhra, Dist. Surendranagar **Status of Possession : Physical Possession**	**RESERVE PRICE : Rs. 1,25,000,00/-** **EMD : Rs. 12,50,000.00**	
4	**M/s Bala Treepura Agro Industries Limited (Borrower), Mr. Dipakkumar Kantilal Patel (Director/ Mortgagor/ Guarantor) & Mr. Patel Dip Dipakkumar (Director/ Guarantor), Mrs. Manishaben Patel W/o Dipak Kumar (Director/ Guarantor) & Mrs. Patel Amitaben Dineshkumar (Mortgagor/ Guarantor)**	**in OCC ACCOUNT Rs.8,85,54,669.94 & TERM LOAN Rs. 72,96,527.00 plus further interest and other charges thereon 28.09.2024**	The Immovable Industrial Property of Non-agricultural Land bearing Survey/Block No. 595 (Old Survey No. 223/2) having land area admeasuring 9302 Sq. Meters., Out of Total admeasuring 17,807 Sq. Meters together with Construction on Shed and Room (Ordi) admeasuring 100 Sq. Meters of Situate, being and lying at Mouje – Dhedhal, Taluka - Bavla, Sub District – Bavla, District Ahmedabad is owned and possessed by Dipakkumar Kantibhai Patel. Boundaries are as under: - On or towards the East: Rest of Part of Said Survey Number paiki., On or towards the West: By Neliya Way (Common Road), On or towards the North: Land of Old Block/Survey No. 227, On or towards the South: Land of Old Block/Survey No. 223/5 **CERSAI Security Interest ID : 400070243466** **Status of Possession : Physical Possession**	**Reserve Price : Rs.4,40,00,000/-** **EMD : Rs. 44,00,000/-**	

Other Terms and Conditions : The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions. **(1) Auction will be held on 17.03.2026 from 01:00 pm to 03:00 pm (2)** For all the properties The Auction Sale is conducted on "As is where is, As is what is and Whatever there is" Basis. Bank is not aware of any pending charges, taxes, etc. Purchasers are bound to verify the same and, if any, have to bare the same. **(3)** Auction / bidding shall only through "Online Electronic Bidding" through the website **https://baanknet.com/** Bidders are advised to go through the website (www.canarabank.bank.in) under link E-Auction for detailed terms before taking part in the E-Auction Sale proceedings **(4) The Property can be inspected, with Prior Appointment with Authorized Officer, on 09.03.2026. (5)** The Property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process. **(6)** EMD-"EMD amount of 10% of the Reserve Price is to be deposited **16.03.2026** 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." **(7)** Intending bidders should hold a valid signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/S PSB Alliance (baanknet) (For Contact Details please refer Point No. 19) Immediately on the same date payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature) **(8) Last date for depositing the EMD is 16.03.2026** after payment of the EMD amount, the intending bidders should send a copy of the following documents /details on or before date of submission of the bid(s), to Canara Bank, Branch, concerned to the property. (A) Demand Draft/Pay order towards EMD amount (if paid through RTGS/NEFT, acknowledgment receipt thereof with UTR No. (B) 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. (C) Bidders Name, Contact No., Address, E-mail (D) Bidder's A/c. details for online refund of EMD. **(9) Last Date for receipt of tender documents: 16.03.2026**. **(10)** The intending bidders should register their names at portal **https://baanknet.com/** to get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider **https://baanknet.com/** (For Contact Details please refer Point No. 19). **(11)** EMD deposited by the unsuccessful bidder shall be refunded to them within 7 days of finalization of sale. The EMD shall not carry any interest. **(12)** The bank will have the absolute right/discretion for acceptance/rejection of any bid and all bidders to undertake not to initiate any legal action against the Bank from non-sale of such denied asset simply because such a bidder was successful/highest bidder. **(13)** Auction would commence at Reserve Price plus one increment of Rs. 10,000 and bidders shall improve their offers multiplies of Rs. 10,000 (Rs. Ten Thousand), if required. The bidder who submits the highest bid (not below the Reserve Price on closuer 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. **(14)** 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 successful creditor in respective Branch's account as mentioned in Branch details. If the successful bidder fails to pay the sale price within the period stated above, the deposit made by him /her shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put for sale again. Notwithstanding contained herein, the confirmation regarding successful bidder is subject to any suit filed/to be filed or any other order by any competent authority/ies/court/tribunal. **(15)** Where the sale consideration, of the property to be transferred is Rs. 50 Lakhs and above the successful bidder will have to deduct Tax Deducted at Source) TDS @ 1% on the sale proceeds and deposit the same by furnishing the Challan in form 26QB and submit the original receipt of TDS certificate to the Bank **(16)** All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only. **(17)** Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof. **(18)** In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank, Circle Office, Gandhinagar or Concerned Branch of Canara Bank who as a facilitating centre shall make necessary arrangements. **(19)** For further details Contact M/S PSB Alliance (baanknet). Email : support.BAANKNET@psballiance.com - Helpdesk No.: 8291220220, 7046612345, 6354910172, 9892219848, 8160205051, For User Creation Helpline Number : Mr. Karan Modi - 7016716557, Mr Vasu Patel - 9510974587, Mr Kashyap Patel - 6354604884 and Mr. Animesh Jain - 7046-612345 **(20)** The bank is free to sale the property under private treaty or purchase as Non-Banking Assets, out of the above said properties, under the provision of the SARFAESI Act, in case no bidder is turning up for the purchase of property. No future notice Shall be issued for the same. **(21)** To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquires regarding the encumbrance, title of properties 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 demand to constitute any commitment or any representation of the Banks. The property is being sold with all the existing and future encumbrance whether known or unknown to the Bank. Further some properties are available on symbolic possession and few are occupied by tenants/third parties as mentioned in the advertisement which may be noted. The Authorised Officer/Secured Creditors shall not be responsible in any way for any third party claims/rights/dues.

For detailed terms and conditions of sale, please refer to the link provided in **https://baanknet.com** and **https://www.canarabank.bank.in** Also, Prospective Bidders May Contact Respective Branch/Authorised Officer.

Date : 28.02.2026 | Place : Gandhinagar — **Sd/- Authorised Officer, Canara Bank**