FORM A
PUBLIC ANNOUNCEMENT

(Regulation 14 of the Insolvency and Bankruptcy Board of India (Voluntary Liquidation Process) Regulations, 2017)

FOR THE ATTENTION OF THE STAKEHOLDERS OF SHANTI LIFE INDIA FOUNDATION

1.	Name of Corporate Person	Shanti Life India Foundation
2.	Date of Incorporation of Corporate Person	20th September 2013
3.	Authority under which Corporate Person is incorporated / registered	Registrar of Companies, Gujarat, Dadra and Nagar Havelli
4.	Corporate Identity Number / Limited Liability Identification Number of Corporate Person	U93000GJ2013NPL076906
5.	Address of the Registered Office and Principal Office (if any) of Corporate Person	A-903, Indraprastha, Near Drive-in Cinema, Memnagar, Ahmedabad, Gujarat 380052, India
6.	Liquidation Commencement Date of Corporate Person	29th October 2026
7.	Name, Address, Email Address, Telephone Number and the Registration Number of the Liquidator	Name – Ashok Kumar Gupta Address – LD - 46, LD Block, Pitampura North West Delhi, Delhi-110034 Email – cmaashokgupt@gmail.com Telephone - 9871251616 Regn. No. - IBBI/IPA-003/IP-N00010 /2016-17/10072
8.	Last Date for Submission of Claims	29th November 2026

Notice is hereby given that Shanti Life India Foundation has commenced voluntary liquidation on 29 October 2026.

The stakeholders of Shanti Life India Foundation are hereby called upon to submit a proof of their claims, on or before 29 November 2026, to the liquidator at the address mentioned against item 7.

The financial creditors shall submit their proof of claims by electronic means only. All other stakeholders may submit the proof of claims in person, by post or by electronic means.

Submission of false or misleading proofs of claim shall attract penalties.

Date : 29 October 2026 Sd/-
Place : Ahmedabad, India Ashok Kumar Gupta

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sarvagram aspire. grow. prosper.

SARVAGRAM FINCARE PRIVATE LIMITED

Registered Office: Office Number 22 - 25, 4th Floor, Primrose Mall, Baner Road, Baner, Pune-411045, MH.

CIN: U65990PN2018PTC224688, E-Mail: cs@sarvagram.com, Tel: +91-8101777555

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice of 30 days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 properties mortgaged/ charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of **SarvaGram Fincare Private Limited**/Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is" on 02-12-2026 at 11:00 am to 01:00 pm** (with unlimited extensions of 5 minute each), for recovery of **Rs. 20,02,789.99/- (Rupees Twenty Lac Two Thousand Seven Hundred Eighty-Nine & Ninety Nine Paisa Only) as on 06-03-2025** and further interest and other expenses thereon till the date of realization, due to **SarvaGram Fincare Private Limited**/Secured Creditor from the Borrowers and Guarantor(s) namely **1) Bharatbhai Rataabhai Rabari 2) Rataabhai Ramabhi Rabari 3) Lilaben Rataabhai Rabari 4) Sangitaben Jayeshbhi Rabari.**

The reserve price for PROPERTY will be **Rs.19,41,500/-** (Rupees In words Rupees Nineteen Lakh Forty One Thousand Five Hundred Only) and the Earnest Money Deposit (EMD) will be **Rs.1,94,150/-** (Rs. One Lac Ninety Four Thousand One Hundred Fifty Only). **The last date of EMD deposit will be 30-11-2026.**

DESCRIPTION OF IMMOVABLE PROPERTY

Owner Of The Property - Mr. Rattabhai Ramabhai Rabari
Property Description: All That Piece and Parcel of the Residential property Situated at village Khadodhi, Tal-Khambhat, Dist.- Anand Gujarat State bearing whose gram panchayat property no.877 admeasuring 2250 Sq. Ft. and which bounded as follows: **Four Boundaries: East:** Warter for Rattabhai Ramabhai Rabari, **West:** Land of Rattabhai Ramabhai Rabari and then Road, **South:** Land of Rattabhai Ramabhai Rabari, **North:** Land of Manubhai Budhabhai Parmar.

For detailed terms and conditions of the sale, please Contact **1) Mr. Bhadresh Parmar. (M. No.9265466928) 2) Mr. Ganesh Narayan (M. No.9887387525)** Kindly Note intending purchasers/bidders are required to deposit Earnest Money Deposit amount (EMD) and other balance payment either through NEFT/ RTGS/DD. For more details, please refer below link provided in /Secured Creditor's website i.e., **www.sarvagram.com.**

Date: 30-10-2026 **Sd/- Authorised Officer,**
Place: Tharad **SarvaGram Fincare Private Limited**

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smc finance

Moneywise Financial Services Pvt. Ltd., www.smcfinance.com
Heading Address: 11-6B, Shanti Chambers, Pusa Road, New Delhi - 110005
Ph No.: +91-11-30111000 | Email: nbfccare@smcfinance.com

POSSESSION NOTICE

(Section 13(4) of the SARFAESI Act, 2002 & Rule 8(1) of Security Interest (Enforcement) Rules, 2002)

The undersigned being the Authorized Officer of **Moneywise Financial Services Pvt. Ltd (CIN No. U51909WB1996PTC078352)** in Exercise Of Powers Conferred Under Section 13(12) Read With Rule 3 Of The Security Interest (Enforcement) Rules 2002 issued demand notice dated **08.08.2026** for **loan account no. LA00329** calling upon the borrower(s) **1. M/s Sabir Khan Pathan (Borrower), 2. Mr. Sabir Khan Pathan (Co-Borrower), 3. Mrs. Pathan Rehanabi (Co-Borrower)** to repay the amount mentioned in the notice being **Rs. Rs. 50,38,229/- (Rupees Fifty Lakh Thirty Eight Thousand Two Hundred and Twenty Nine Only**) as of **07.08.2026 and interest thereon within 60 days from the date of receipt of the said notice.**

The borrower having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that the undersigned has taken symbolic possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002, **on 30 October - 2026, (as mentioned in description of immovable properties)** under Section 13(4) of the Act.

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Moneywise Financial Services Pvt. Ltd.** for an amount of **Rs. 50,12,644/- (Rupees Fifty Lakh Twelve Thousand Six Hundred Forty-Four Only)** as of **17.10.2026** and interest thereon.

The borrower's attention is invited to provisions of Sub-Section (8) of Section 13 of the Act in respect of time available, to redeem the Secured Asset.

DESCRIPTION OF PROPERTY

PLOT NO – 472, Admeasuring 118.91.44 Sq. mts., Along with 50.0 Sq. mts, Built up area in "Govindnagar" situated at Revenue Survey No. 74/1, 74/2, 75, 76,77,78 Paiki, 79/1 + 2 Paiki 80,81,82, & 83 admeasuring 114527 sq. mts. T.P Scheme No-39 (Udhna Limbayat) Final Plot No- 37/A-B-C-D-E, of Moje Udhna City of Surat 394210. Boundaries: East - Plot Number -471, West - Plot Number -473, North - Road, South - Gatar Street and Plot

Date: 30.10.2026 **Authorized Officer,**
Place: Gujarat **Moneywise Financial Services Pvt. Ltd.**

AXIS BANK LTD.

Branch Address : Axis Bank Ltd., 3rd Floor, Gigaplex, NPC-1, MIDC, Airoli Knowledge Park, Mugulsan Road, Airoli, Navi Mumbai - 400708.

Registered Office:
Axis Bank Ltd., "Trishul", 3rd Floor, Opp. Samartheswar Temple, Near Law Garden, Ellisbridge, Ahmedabad - 380006.

DEMAND NOTICE

[Under S. 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 (SARFAESI ACT) Read with Rule 3(1) of the Security Interest (Enforcement) Rule, 2002]

The accounts of the following borrowers with **Axis Bank Ltd.** has been classified as NPA, the Bank issued notice under S. 13(2) of the SARFAESI Act on the dates mentioned below. In view of the non-service of notice on last known address of below mentioned Borrowers / Co-borrowers / Mortgagors / Guarantors, this public notice is being published for information of all concerned.

The below mentioned Borrowers / Co-borrowers / Mortgagors / Guarantors are called upon to pay to Axis Bank Ltd. within 60 days from the date of publication of this Notice the amounts indicated below due on the dates together with future interest at contractual rates, till the date of payment, under the loan/and other agreements and documents executed by the concerned persons. As security for borrower's obligation under the said agreements, the respective assets shown against the name have been charged to Axis Bank Ltd. If the concerned Borrowers / Co-borrowers / Mortgagors / Guarantors fails to make payment to Axis Bank Ltd. as aforesaid, then the Axis Bank Ltd. shall be entitled to exercise all or any of the rights mentioned under S 13(4) of the Act and the applicable Rules entirely at the risk of concerned Borrowers / Co-borrowers / Mortgagors / Guarantors as to cost and consequences. In terms of provisions mentioned in sub-section 13 of sec.13 of the Act, all you shall not transfer by way of sale, lease, or otherwise any of the asset stated under security referred to in this notice without prior written consent of our Bank.

As per the provision of the aforesaid act, Borrower / Guarantor are prohibited from transferring the above said assets, in any manner, whether by way of sale, lease etc. Any contravention of the said provisions will render the concerned person liable for punishment and /or penalty in accordance with SARFAESI Act. For more details the unserved written notices may be collected from the undersigned.

Sr. No.	Name & Address of The Borrower / Co-Borrower & Type of Loan		Outstanding Amount in Rs.
1	**Borrower : Jatin Gunvantrai Patel,** Flat No. 401, 4th Floor Block No. 9 G Aagam 99 Residency Phase II, Sachana Town, Sanand - Viramgam Road Ahmedabad, Gujarat **Co-Borrower : Jayshri Jatin Patel**		**Rs. 8,66,953.28** together with further contractual rate of interest thereon till the date of payment.
	Loan A/c No. - PHRX573X2X59524	**Date of NPA : 08/08/2026**	**Demand Notice : 24/08/2026**
	Details of Mortgaged Property : Flat No. 401, 4th Floor Block No. 9 G Aagam 99, Residency Phase II Sachana Town, Sanand - Viramgam Road, Ahmedabad, Gujarat.		

Date : 31/10/2026, **Authorised Officer,**
Place : Airoli, Navi Mumbai **Axis Bank Ltd.**

बैंक ऑफ़ बड़ौदा Bank of Baroda

Dudhia Talav Branch : Opp. Municipal Market, M.G. Road, Navsari- 396445, **Phone :** (02637) 250810 **(M) :** 96876 80725, **E-Mail :** dudhia@bankofbaroda.com

E-AUCTION DATE : 27/11/2026 TIME : 2:00 PM TO 6:00 PM

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

APPENDIX-IV-A [See proviso to Rule 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 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 Properties mortgaged / charged to the Secured Creditor, Possession of which has been taken by the Authorised 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, Secured Asset/s, Dues/Reserve Price/e-Auction Date & Time, EMD and Bid Increase Amount are mentioned below :-

Sr. No.	Name & Address of Borrower/Guarantor /Mortgagor	Short Description of Properties with known encumbrances, if any & Type of Possession	Total dues (Amt in Rs.)	Reserve Price / EMD and Bid Increase Amount
1.	**Mr. Mohammad Abrar Gulab Ali (Borrower), Mrs. Shubham Fatima Mohammad Abrar Gulab (Co-Borrower)**	All the right, title and interest in Flat No. 404 consisting of one bedroom, kitchen, toilet, bathroom with built-up area admeasuring 367.58 sq. ft. i. e. 34.162 sq. mtrs. and carpet area admeasuring 326.99 sq. ft. i. e. 30.390 sq. mtrs. on the 4th floor of building "Wing E" along with undivided proportionate share of 24.548 sq. mtrs. in land under the said building and common passage and common open area situated in residential complex known and named as "Karishma Garden Wing E" situated and standing on land bearing Plot No. 9 admeasuring 713.68 sq. mtrs. being part of land bearing Revenue Survey No. 664, Tikka No. 163, City Survey no. 6104 admeasuring 14741 sq. mtrs, and net total admeasuring 12633.00 sq. mtrs. Paiki 8413.84 sq. mtrs. in Navsari Nagarpalika Ward no. 5. **(Physical Possession)**	**Rs. 11,09,667.77 (Inclusive interest up to 16/05/2023) + Interest and Other Charges**	**Rs. 7,89,750/- Rs. 78,975/- Rs. 10,000/-**
2.	**Mr. Bilal Yusuf Shaikh (Borrower)**	All that Piece and Parcel of the Immovable Property situated at: Navsari, Tal. & Dist. Navsari having Revenue Survey No. 664, Tika No. 163, City Survey No. 6104, admeasuring 14741.00 Sq.mtr. and Net total admeasuring 12633.00 Sq.mtr. paiki 8413.84 Sq.mtrs. paiki Plot No. 8, admeasuring 851.34 sq.mtr. building construction thereon known as Karishma Garden, Flat situated at A-wing, Flat No. 402, Super built up area admeasuring 650.00 Sq.ft. i.e.60.40 Sq.mtr. and built up area admeasuring 484.20 Sq.fts. i.e. 45.00 Sq.mtr. undivided share adm. 30.4353 Sq.mtr. having Navsari Nagar Palika Ward No. 5 and Municipal House No. 3295/A-402. **(Physical Possession)**	**Rs. 12,05,159.44 as on 12/09/2021 + unapplied Interest + Other Charges thereon**	**Rs. 8,77,500/- Rs. 87,750/- Rs. 10,000/-**
3.	**Mr. Rakesh Tansukhbhai Patil (Borrower) & Mrs. Kavita Rakesh Patil (Co-Borrower)**	All that Piece and Parcel of Land bearing Revenue Survey No. 374 bearing its "C" Tenure land City Survey Tikka No.180 and City Survey No. 1467, Total admeasuring 7891.00 Sq.mtr. paiki 1 to 53 plotted land paiki Plot No. 11, admeasuring 60.95 Sq.mtr. which is mutated as City Survey No. 1467/14, undivided ownership right i.e. 13.69, Common Plot adm. 8.89 Sq. mtr., Net Plot, Common Road and Plot adm. 83.53 Sq. Meters & Construction thereon which is Situated at "Chocolate Co. op. Ho. Soc. Ltd", Navsari. **(Physical Possession)**	**Rs. 11,35,194.05 as on 30/05/2025 + unapplied Interest + Other Charges thereon**	**Rs. 14,42,903/- Rs. 1,44,290/- Rs. 10,000/-**

PROPERTY INSPECTION DATE : 25/11/2026 & TIME : 01:00 PM TO 04:00 PM

For Detailed Terms and Conditions of Sale,
Please refer / visit to the website link : **https://www.bankofbaroda.in/e-auction** and Online Auction Portal : **Baanknet.com.**
Also, prospective bidders may contact the Authorised Officer on **Tel No. (02637) 250810, Mobile : 96876 80725.**

Date : 28/10/2026, Place : Navsari **Sd/-, Authorised Officer, Bank of Baroda**

केनरा बैंक Canara Bank
A Government of India Undertaking
सिंडिकेट Syndicate

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

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 AND WHATEVER THERE IS" BASIS** Under Rule 9 (1) of Security Interest (Enforcement) Rules, 2002.

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

DETAILS FOR MEGA E-AUCTION ON 24.11.2026 (01:00 PM TO 03:00 PM) LAST DATE OF EMD : 23.11.2026

Sr. No.	NAME OF BORROWER/S / GUARANTOR/S / MORTGAGOR/S	OUTSTANDING (RS)	DETAILS OF SECURITY/IES / STATUS OF POSSESSION	RESERVE PRICE & EMD INCREMENT RS.	ACCOUNT DETAILS & NAME, CONTACT DETAIL OF BRANCH
	PROPERTIES OF ARM BRANCH				
1	M/s Agrawal Trading Company (borrower), Mr. Lalitkumar Tarachand Agrawal (Proprietor/ Mortgagor)	Rs. 47,38,933.28 + further Interest and charges thereon from 24/03/2026 in Working Capital Loan account and Rs. 1,68,027.83 + further Interest and charges thereon from 24/03/2026 in your GECL 1.0 (EXTENSION) Loan account, due to the ARM Branch, Ahmedabad of Canara Bank	The Immovable Property bearing shop No. 514 adm. 225sq. ft. i.e. 20.91 sq. mtrs., on 5th Floor in Building Scheme Known as "Mahesh Market Owners Assosiation" of Laxmi Vishnu Market Association Constructed on the N.A. Land Bearing City Survey No. 2130/ Paiki, 2131, 2139, 2140/A and 2148 Situated, Lying and Being at Mouje: Kalupur-3, Ta. City in the Registration District of Ahmedabad and Sub-District of Ahmedabad-1 (City). Boundaries : East : Shop No. 513, West : Shop No. 515, North : Shop No. 507, South : Open Space **(CERSAI SI ID : 40008616111) Status of Possession : Physical Possession**	Reserve Price : Rs. 18,00,000/- EMD : Rs. 1,80,000/- Increment: Rs. 10,000/-	ARM Branch Ph.: 079 - 69027813 / 810 / 817 / 795 / 789 Mob : 8238091942 / 9981840790 9680505055 Email : cb3966@canarabank.com A/C No.: 209272434 IFSC : CNRB0003966
2	M/s Shiv Textiles (Borrower), Mrs. Varshaben Kantilal Talreja (Proprietor), Mr. Kantibhai Peshumal Talreja (Guarantor)	Rs. 1,27,73,018.87 as on 25.03.2025 & further Interest plus Charges thereon due to the ARM Branch, Ahmedabad	Hypothecation of Machineries laser cutting machine (4 Nos.), Industrial Chiller (CW 5200 T Series) (4 Nos.) & Auto Cut transformer (1 Nos.) situated at Shop No. R-13, Indiranagar Awas Yojna, B/h. Kongstone, Near Manmohan Char Rasta, Odhav, Ahmedabad **Status of Possession : Physical Possession**	Reserve Price : Rs. 11,00,000/- EMD : Rs. 1,10,000/- increment Rs. 10,000/-	
3	M/s Anil Wires Trading (Borrower) & Mr. Ritesh Arvindbhai Khatri (Proprietor / Mortgagor)	Rs. 2,53,47,510.45 further Interest plus Charges thereon From 25.08.2025 due to the ARM Branch, Ahmedabad	All that piece and parcel of the NA Land for Residential Purpose, R.S No. 209, Paiki 1, Plot No. 44, Patdar Greens, Dethli Road, At. Kholwada, Ta: Siddhpur, Dist. Patan, Gujarat - 384151 the property is Mr. Ritesh Arvindbhai Khatri Boundaries of the property (As per Deed) East: Common Plot, West: 7.50 Mt. Internal Road, North : Plot No. 43, South : Plot No. 45 **Cersai Security Id : 400081313741 Status of Possession : Physical Possession**	Reserve Price : Rs. 11,00,000/- EMD : Rs. 1,10,000/- increment Rs. 10,000/-	
4	M/s Ph Fabrication & Engineering (borrower), Mrs. Gitaben Hardikbhai Patel (Proprietor/ Mortgagor/ Guarantor) & Mr. Hardikkumar Baubhai Patel (Mortgagor/ Guarantor)	Rs. 3,98,73,472.80 + further Interest and charges thereon from 22.12.2025 in Working Capital Loan account due to the Canara Bank Asset Recovery Management Branch, Ahmedabad	All the part and parcel of the Immovable Residential Property bearing Flat No. A1-/401 on 4th Floor, admeasuring about 41.40 Sq. Mtrs in the scheme known as "Madhav Apartment" constructed on the land bearing Final Plot No. 82 admeasuring about 3157 Sq. Mtrs of T.P. Scheme No. 106, Survey No. 949 admeasuring about 5261 Sq. Mtrs situate lying and being at Mouje Vastral of Taluka Vatva in the Registration District of Ahmedabad and Sub District of Ahmedabad 12 (Nikol) in the name of Mr. Hardikbhai Babubhai Patel and bounded as under : By East : Society Road, By West : Flat No. A1/402, By North : Flat No. A1/406, By South : Flat No. A1/404 **Status of Possession : Physical Possession**	Reserve Price : Rs. 18,00,000/- EMD : Rs. 1,80,000/- Increment: Rs. 10,000/-	
5	Mr. Radhe Minerals (Proprietorship Firm), Mr. Ratanshi Bechra Ravariya (Proprietor) S/o Mr. Bechra Narsing Ravariya Alias. Mr. Ratanshi Patel	Rs. 77,22,346.00 as on 17.10.2025 with interest and other charges thereon from 18.10.2025 in MSME-OD/OCC account and Rs. 96,12,754.70 as on 30.09.2025 with interest and other charges thereon from 01.10.2025 in the LOANS TO MSME - MFG INDUSTRIES account	EMT of All that piece and parcel of Land and Building existing and/or to be constructed thereon having Revenue Survey No. 122/2/P1, Khata No. 246, situated at Dhaneti Seem of Bhuj Taluka, District Kachchh, Admeasuring 9207.00 Sq Mtrs. Boundaries : North : R.S. No. 122/1, South : Road, East : R.S. No. 126, West : R.S. No. 122/1 **(CERSAI ASSEST ID : 200080886538) Status of Possession : Physical Possession**	Reserve Price : Rs. 91,00,000/- EMD : Rs. 9,10,000/- Increment: Rs. 1,00,000/-	ARM Branch Ph.: 079 - 69027813 / 810 / 817 / 795 / 789 Mob : 8238091942 / 9981840790 9680505055 Email : cb3966@canarabank.com A/C No.: 209272434 IFSC : CNRB0003966
6	M/s Omkar Agro Process LLP (Borrower), Mr Jagdishbhai Laljibhai Patel, (Partner / Guarantor / Mortgagor), Mr. Mahesh kumar Laljibhai Patel, (Partner / Guarantor / Mortgagor), Mr Kanubhai Kamrajbhai Patel, (Partner/ Guarantor / Mortgagor), M/s Shakti Cotspin Private limited (Corporate Guarantor /Mortgagor)	Rs. 7,31,68,894.72 as mentioned in Demand Notice Dated 03.01.2026 plus further interest and other charges thereon less recovery if any, due to the ARM Branch, Ahmedabad of Canara Bank	All that piece and parcel of the Residential Property bearing Residential Plot / Tenement No. : 5/1, Survey No.: 258, Mandali, Vijapur, Dist: Mehsana, Gujarat-382840. Boundaries of the property (as per Deed), East: Patel Rajubhai Prahladbhai, West: Road, North : Society Road, South : Patel Prahladbhai Madhvlal **(Security Interest ID : 400024640273) Status of Possession : Physical Possession**	Reserve Price : Rs. 13,00,000/- EMD : Rs. 1,30,000/- Increment : Rs. 10,000/-	
7	M/s. Shree Narthala Logistics Company, Proprietor : Shri Aman M Sharma (Borrower), Shri Aman M shrama (Borrower / Mortgagor), Mr. Jatinbhai shantilal Pancholi S/o Shantilal Pancholi (Guarantor)	Rs. 1,65,48,676.84 in together with further interest and other charges thereon from 22.02.2025	Shops No. 34, 35, 36, 37, 38, 39, 40, 41 (8 Shops) admeasuring 278.55 sq. mtrs. Carpet area as per RERA on the second floor of the wing No. "B" in the commercial complex project known as "Shree Arcade" situated on the land bearing original R.S. No. 343/1/1/2, New R.S. No. 343/1/1/2/1 to 343/1/1/2/8 admeasuring 12033 sq. mtrs. at village Halol, Taluka Halol, District Panchmahal. Bounded as: North: Passage, South: Passage, East: Open space, West: Passage **Status of Possession : Physical Possession**	Reserve Price : Rs. 43,00,000/- EMD : Rs. 4,30,000/- Increment : Rs. 25,000/-	

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 24.11.2026 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 19.11.2026. (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 **23.11.2026** 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 23.11.2026** 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: 23.11.2026. (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 and bidders shall improve their offers multiplies increment Value, if required. The bidder who submits the highest bid (not below the Reserve Price on closer 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 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 Branches / Authorised Officer.

Date : 31.10.2026 | Place : Gandhinagar **Sd/- Authorised Officer, Canara Bank**