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

COVERING LETTER TO SALE NOTICE

RefNo.CB/SAMB/15550/SWAMINARAYAN/SALENOTICE/2026/102/MG **Date:18.11.2026**

To, **M/s Swaminarayan Diamonds Pvt. Ltd(Borrower)** situated at AW 2111 Bharat Diamond Bourse,'G' Block, BKC Mumbai-400051	
Deepak Nagjibhai Patel(Directors/Guarantors) address-1-B, Shreeji arcade, Tata road, Opera house, Mumbai-400004 & flat at No.900, 9th floor, Shanudeep Building Condominium, Plot bearing C. S. No. 631(pt), 1/631 & 4/631 of Malabar & Cumballa Hill Division, 10, Altamount Road, Mumbai -26	**Sweta Deepak Patel(Directors/Guarantors)** address-1-B, Shreeji arcade, Tata road, Opera house, Mumbai-400004 & flat at No.900, 9th floor, Shanudeep Building Condominium, Plot bearing C. S. No. 631(pt), 1/631 & 4/631 of Malabar & Cumballa Hill Division, 10, Altamount Road, Mumbai -26
Nagjibhai Kanjibhai Patel(Guarantor) address-1-B, Shreeji arcade, Tata road, Opera house, Mumbai-400004 & flat at No.900, 9th floor, Shanudeep Building Condominium, Plot bearing C. S. No. 631(pt), 1/631 & 4/631 of Malabar & Cumballa Hill Division, 10, Altamount Road, Mumbai -26	**Savitaben Nagjibhai Patel(Guarantor)** address-1-B, Shreeji arcade, Tata road, Opera house, Mumbai-400004 & flat at No.900, 9th floor, Shanudeep Building Condominium, Plot bearing C. S. No. 631(pt), 1/631 & 4/631 of Malabar & Cumballa Hill Division, 10, Altamount Road, Mumbai -26

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 6(2), 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Canara Bank Stressed Assets Management Branch have taken symbolic 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 Stressed Assets Management 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,
कृते केनरा बैंक
For CANARA BANK

Shakti

प्राधिकृत अधिकारी / Authorised Officer
Shakti Kumar Sharma
Authorised Officer/Chief Manager,
Canara Bank
(ENCLOSURE – SALE NOTICE)

केनरा बैंक CANARA BANK DP-15550 MUMBAI

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

(Auction Sale Notice for Immovable properties)
CANARA BANK

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 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 property mortgaged/ charged to the secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of Canara Bank Stressed Assets Management Branch. Secured Creditor, will be sold on AS is where is", As is what is", and Whatever there is" on **08.12.2026** for recovery of Rs. **61,64,59,923.57/- (Rupees Sixty One Crore Sixty Four Lacs Fifty Nine Thousand Nine Hundred Twenty Three and Paisa Fifty Seven Only)** as on 31.10.2026 plus further interest and charges from 01.11.2026 till the date of realization) due to the Stressed Assets Management Branch ,Mumbai of Canara Bank (e-Syndicate) from the following:

1.**M/s Swaminarayan Diamonds Pvt. Ltd(Borrower),** situated at AW 2111 Bharat Diamond Bourse, 'G' Block, BKC Mumbai-400051

2.**Deepak Nagjibhai Patel(Directors/Guarantors)** address-1-B, Shreeji arcade, Tata road, Opera house, Mumbai-400004 Also at flat at No.900, 9th floor, Shanudeep Building Condominium, Plot bearing C. S. No. 631(pt), 1/631 & 4/631 of Malabar & Cumballa Hill Division, 10, Altamount Road, Mumbai -26

3.Sweta Deepak Patel(Directors/Guarantors) address-1-B, Shreeji arcade, Tata road, Opera house, Mumbai-400004 Also at flat at No.900, 9th floor, Shanudeep Building Condominium, Plot bearing C. S. No. 631(pt), 1/631 & 4/631 of Malabar & Cumballa Hill Division, 10, Altamount Road, Mumbai -26

4. **Nagjibhai Kanjibhai Patel(Guarantor)** address-1-B, Shreeji arcade, Tata road, Opera house, Mumbai-400004 Also at flat at No.900, 9th floor, Shanudeep Building Condominium, Plot bearing C. S. No. 631(pt), 1/631 & 4/631 of Malabar & Cumballa Hill Division, 10, Altamount Road, Mumbai -26

5. **Savitaben Nagjibhai Patel(Guarantor)** address-1-B, Shreeji arcade, Tata road, Opera house, Mumbai-400004 Also at flat at No.900, 9th floor, Shanudeep Building Condominium, Plot bearing C. S. No. 631(pt), 1/631 & 4/631 of Malabar & Cumballa Hill Division, 10, Altamount Road, Mumbai -26

1	Name and Address of the Secured Creditor	Canara Bank,Stressed Asset Management Branch, Circle Office Building, 8th Floor, 'B' Wing, C-14, G-Block, Bandra-Kurla Complex, Bandra East, Mumbai- 400 051 Tel:- 022-26728771/8744/8482/8789/8793; email:- cb15550@canarabank.com
2	Name and Address of the Borrower & Guarantor	1.**M/s Swaminarayan Diamonds Pvt. Ltd(Borrower), situated at AW 2111 Bharat Diamond Bourse, 'G' Block, BKC Mumbai-400051** 2.**Deepak Nagjibhai Patel(Directors/Guarantors)** address-1-B, Shreeji arcade, Tata road, Opera house, Mumbai-400004 Also at flat at No.900, 9th floor, Shanudeep Building Condominium, Plot bearing C. S. No. 631(pt), 1/631 & 4/631 of Malabar & Cumballa Hill Division, 10, Altamount Road, Mumbai -26, **3.Sweta Deepak Patel(Directors/Guarantors)** address-1-B, Shreeji arcade, Tata road, Opera house, Mumbai-400004 Also at flat at No.900, 9th floor, Shanudeep Building Condominium, Plot bearing C. S. No.

		631(pt), 1/631 & 4/631 of Malabar & Cumballa Hill Division, 10, Altamount Road, Mumbai -26 4. **Nagjibhai Kanjibhai Patel(Guarantor)** address-1-B, Shreeji arcade, Tata road, Opera house, Mumbai-400004 Also at flat at No.900, 9th floor, Shanudeep Building Condominium, Plot bearing C. S. No. 631(pt), 1/631 & 4/631 of Malabar & Cumballa Hill Division, 10, Altamount Road, Mumbai -26 5. **Savitaben Nagjibhai Patel(Guarantor)** address-1-B, Shreeji arcade, Tata road, Opera house, Mumbai-400004 Also at flat at No.900, 9th floor, Shanudeep Building Condominium, Plot bearing C. S. No. 631(pt), 1/631 & 4/631 of Malabar & Cumballa Hill Division, 10, Altamount Road, Mumbai -26
3	Total liabilities as on 31.10.2026	Rs. 61,64,59,923.57/- (Rupees Sixty One Crore Sixty Four Lacs Fifty Nine Thousand Nine Hundred Twenty Three and Paisa Fifty Seven Only)
4	e) Mode of Auction f) Details of Auction service provider g) Date & Time of Auction h) Place of Auction	E-Auction M/s PSB Alliance (eBkray) **08.12.2026** (From 11.00Am To 12.00Pm) E-Auction
5	Details of Property/ies	Registered Mortgage of Residential flat at No.900, 9th floor along with 2 Nos. of car parking No.10 & 29, Shanudeep Building Condominium, Plot bearing C. S. No. 631(pt), 1/631 & 4/631 of Malabar & Cumballa Hill Division, 10, Altamount Road, Mumbai -400026 owned by Sri. Nagjibhai K Patel and Smt. Savitaben N. Patel. (SYMBOLIC POSSESSION) Built Up Area: 4560 sqft Carpet Area : 3800 sqft
6	Reserve Price	Rs. 35.00 Crores
7	Earnest Money Deposit	Rs. 3.50 Crores EMD DATE **07.12.2026** Till 05:00 PM
8	The property can be inspected Date & Time	**05.12.2026** BETWEEN 10.00 AM TO 02.00 PM

9. Other terms and conditions:

a. 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).

b. The property/ies will be sold above the Reserve Price.

c. The property can be inspected on 05.12.2026 between 10:00 AM and 02:00 PM.

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

CANARA BANK DP 15550 MUMBAI

STRESSED ASSET MANAGEMENT BRANCH
Circle Office Building, 8th Floor, 'B' Wing, C-14, G-Block, Bandra-Kurla Complex, Bandra East, Mumbai- 400 051
Tele:- 022-26728771/8744/8482/8789/8793; email:- cb15550@canarabank.com

e. The intending bidders shall deposit Earnest Money Deposit (EMD) as mentioned in point No 6 & 7 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 07.12.2026 at before 5.00PM.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 2,00,000/- (Rupees Two Lacs Only) for A 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. 2,00,000/- (Rupees Two Lacs Only) for A and time shall be extended to 5 Minutes(Five minutes) when valid bid received in last minutes.

h. Sale shall be confirmed in favor 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, Stressed Assets Management Branch, IFSC Code CNRB0015550.

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 eAuction 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 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 05.12.2026 from 10 a.m. to 02.00 pm.

o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.



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Circle Office Building, 8th Floor, 'B' Wing, C-14, G-Block, Bandra-Kurla Complex, Bandra East, Mumbai- 400 051
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p. For further details Mr Shakti Kumar Sharma, Chief Manager 83405-08600 and Mr. Manu Goyal, Sr Manager 7983336442 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.ebkray@procure247.com)."

कृते केनरा बैंक
For CANARA BANK

Shakti Kumar Sharma
प्राधिकृत अधिकारी / Authorised Officer
Authorised Officer/Chief Manager
Canara Bank SAM Branch

Place: Mumbai
Date: 18.11.2026

CANARA BANK DP-15550 MUMBAI