केनरा बैंक Canara Bank

सिंडिकेट Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: ARM/SHAKTI ISPAT/SALE NOTICE/29122026/2026-27 Date: 26.11.2026

To,

1.	M/S SHAKTI ISPAT A partnership firm of the PARTNERS being - MR. SATISHKUMAR AMRUTLAL PATEL MR. GAUTAMBHAI AMRUTLAL PATEL MR. DHARMENDRA AMRUTLAL PATEL MR. RONAK GAUTAMBHAI PATEL MR. URJITKUMAR SATISHBHAI PATEL MR. PARTHKUMAR GAUTAMBHAI PATEL REGISTERED OFFICE: SURVEY NO 770, OPPOSITE GEB OFFICE, MANSA-VISNAGAR ROAD, MOUJE VIHAR, TA. MANSA, DIST. Gandhinagar -382810	BORROWER
2.	MR. SATISHKUMAR AMRUTLAL PATEL 15, UTSAV SOCIETY, VILLAGE KUKARWADA, VIJAPUR, MEHSANA GUJARAT-382830	PARTNER & MORTGAGOR
3.	MR GAUTAMBHAI AMRUTLAL PATEL Village VIHAR, MANSA, GANDHINAGAR, GUJARAT-382810 ALSO: 15, UTSAV SOCIETY, VILLAGE KUKARWADA, VIJAPUR, MEHSANA, GUJARAT-382830	PARTNER & MORTGAGOR
4.	MR DHARMENDRA AMRUTLAL PATEL 377, KRUSHANANAGAR, VIHAR, GANDHINAGAR, GUJARAT-382810 ALSO: FLAT NO D-102, 1ST FLOOR, BLOCK D, SHRIFAL HEIGHTS, VILLAGE KUDASAN, TA & DIST GANDHINAGAR, GUJARAT	PARTNER & MORTGAGOR
5.	MR. RONAK GAUTAMBHAI PATEL Village VIHAR, MANSA, GANDHINAGAR, GUJARAT-382810.	PARTNER/ GUARANTOR
6.	MR. URJITKUMAR SATISHBHAI PATEL 15, UTSAV SOCIETY, VILLAGE KUKARWADA, VIJAPUR, MEHSANAGUJARAT-382830	PARTNER/ GUARANTOR
7.	MR. PARTHKUMAR GAUTAMBHAI PATEL CHAUHANWAS, VILLAGE GERITA, MEHSANA, GUJARAT-382820	PARTNER/ GUARANTOR
8.	MRS DAHIBEN AMRUTBHAI PATEL 377, KRUSHANANAGAR, VILLAGE VIHAR, GANDHINAGAR, GUJARAT-382810	GUARANTOR
9.	MRS ASHABEN NATVARBHAI PATEL 377, KRUSHANANAGAR, VILLAGE VIHAR, GANDHINAGAR, GUJARAT-382810 ALSO: FLAT NO D-102, 1ST FLOOR, BLOCK D, SHRIFAL HEIGHTS, VILLAGE KUDASAN, TA & DIST GANDHINAGAR, GUJARAT	GUARANTOR/ MORTGAGOR
10.	M/S SHAKTI AGRICO A partnership firm of the PARTNERS being -	GUARANTOR/MORTGAGOR

केनरा बैंक CANARA BANK आ.व.प्र. शाखा ARM Branch आ.व.प्र.अहमदाबाद / C.O.AHMEDABAD

केनरा बैंक Canara Bank
Syndicate
(A GOVERNMENT OF INDIA UNDERTAKING)

	MR. SATISHKUMAR AMRUTLAL PATEL MR. GAUTAMBHAI AMRUTLAL PATEL MR. DHARMENDRA AMRUTLAL PATEL Having registered office at - PLOT NO 52-53 & 38/P, GIDC, KUKARWADA INDUSTRIAL ESTATE, MOUJE UBKHAL, VILLAGE - VIJAPUR, MEHSANA, GUJARAT-382830	
11.	MRS DAHIBEN AMRUTBHAI PATEL Being LEGAL HEIRS OF AMRUTLAL MANILAL PATEL 377, KRUSHANANAGAR, VILLAGE VIHAR, GANDHINAGAR, GUJARAT-382810	GUARANTOR/MORTGAGOR
	MR. SATISHKUMAR AMRUTLAL PATEL Being LEGAL HEIRS OF AMRUTLAL MANILAL PATEL 15, UTSAV SOCIETY, VILLAGE KUKARWADA, VIJAPUR, MEHSANA, GUJARAT-382830	
	MR GAUTAMBHAI AMRUTLAL PATEL Being LEGAL HEIRS OF AMRUTLAL MANILAL PATEL Village VIHAR, MANSA, GANDHINAGAR, GUJARAT-382810 ALSO: 15, UTSAV SOCIETY, VILLAGE -KUKARWADA, VIJAPUR, MEHSANA, GUJARAT-382830	
	MR DHARMENDRA AMRUTLAL PATEL Being LEGAL HEIRS OF AMRUTLAL MANILAL PATEL 377, KRUSHANANAGAR, VILLAGE VIHAR, GANDHINAGAR, GUJARAT-382810 ALSO: FLAT NO D-102, 1ST FLOOR, BLOCK D, SHRIFAL HEIGHTS, VILLAGE KUDASAN, TA & DIST GANDHINAGAR, GUJARAT	

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

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As you are aware, I on behalf of Canara Bank, Asset Recovery Management 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 Asset Recovery 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,

केनरा बैंक / CANARA BANK
आ.व.प्र. शाखा
ARM Branch
अ.का.अहमदाबाद / C.O.AHMEDABAD

AUTHORISED OFFICER
CANARA BANK

ENCLOSURE - SALE NOTICE

Asset Recovery Management Branch/आ.व.प्र .शाखा
7TH FLOOR, GIFT TOWER ONE /सातवींमंजील,गिफ्टटॉवर,1 -
GIFT City /गिफ्टसिटी. GANDHINAGAR – 382355 (GUJARAT) /गांधीनगर– ३८२३५५.गजरात
Tel No./दूरभाषसं. 079-69027813/810/817/819
E-mail : cb3966@canarabank.com
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केनरा बैंक Canara Bank
सिंडिकेट Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)

E AUCTION SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 hypothecated/pledged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorized Officer of the Canara Bank, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **29-12-2026**, for recovery of **Rs. 4,90,06,106 (Rupees Four Crore Ninety Lakh Six Thousand One Hundred Six Only) as on 05/05/2026 + further Interest and other charges thereon from 06/05/2026 in your cash credit account less recovery if any and Rs. 6,21,82,407.73 (Rupees Six Crore Twenty-One Lakh Eighty-Two Thousand Four Hundred Seven and Paise Seventy-Three only) as on 07/05/2026 + further Interest and other charges thereon from 08/05/2026 in your Term Loan account, less recovery if any**, due to the ARM Branch, Ahmedabad of Canara Bank from **M/S SHAKTI ISPAT (BORROWER), MR. SATISHKUMAR AMRUTLAL PATEL (PARTNER & MORTGAGOR), MR GAUTAMBHAI AMRUTLAL PATEL ((PARTNER & MORTGAGOR), MR DHARMENDRA AMRUTLAL PATEL (PARTNER & MORTGAGOR), MR. RONAK GAUTAMBHAI PATEL (PARTNER/ GUARANTOR), MR. URJITKUMAR SATISHBHAI PATEL (PARTNER/ GUARANTOR), MR. PARTHKUMAR GAUTAMBHAI PATEL (PARTNER/ GUARANTOR), MRS DAHIBEN AMRUTBHAI PATEL (GUARANTOR), MRS ASHABEN NATVARBHAI PATEL (GUARANTOR/ MORTGAGOR), M/S SHAKTI AGRICO (GUARANTOR/MORTGAGOR), (hereinafter referred to as "the Borrower/Guarantor/Mortgagor").**

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

SN	Property Details	Reserve Price	EMD Amt.
1.	All that piece and parcel of the Immovable property being N. A. Industrial Land of Khata No 944, **Block/Survey No. 770 (Old Survey No. 607) admeasuring about 8980 square meters**, together with construction of Factory Shed having build up area 3606.09 square meters, located, lying and being at Village: Vihar, Taluka- Mansa Registration District of Gandhinagar & Sub District of Mansa. **Boundaries :(As Per Lease Deed bearing Reg. No. 453/2022)** East : Land bearing Survey No. 768 West : Other land bearing Survey No. 770 North : Other land bearing Survey No. 770 South : land bearing Survey No. 769 **CERSAI SECURITY INTEREST ID. 400068524398** **&** Plant and Machineries used for manufacturing of MS Strips and allied products situated at Revenue Block/Survey No. 770/2, situate, lying and being at Mouje: Vihar (Sim) of Taluka- Mansa Registration District of Gandhinagar & Sub District of Mansa.	**Rs. 8,70,00,000/-**	**Rs. 87,00,000/-**
1(A)	All that piece and parcel of the Immovable property being N. A. Industrial Land of Khata No 944, **Block/Survey No. 770 (Old Survey No. 607) admeasuring about 8980 square meters**, together with construction of Factory Shed having build up area 3606.09 square meters, located, lying and	**Rs. 5,50,00,000/-**	**Rs. 55,00,000/-**

Asset Recovery Management Branch/आ.व.प्र .शाखा Confidential **Tel No./दूरभाषसं. 079-69027813/810/817/819**
7TH FLOOR, GIFT TOWER ONE /सातवींमंजील,गिफ्टटॉवर,1 - E-mail : cb3966@canarabank.com
GIFT City /गिफ्टसिटी. GANDHINAGAR – 382355 (GUJARAT) /गांधीनगर– ३८२३५५.गजरात

केनरा बैंक CANARA BANK ARM Branch अ.प्र.शाखा अहमदाबाद / C.O. AHMEDABAD

	being at Village: Vihar, Taluka- Mansa Registration District of Gandhinagar & Sub District of Mansa. **Boundaries :(As Per Lease Deed bearing Reg. No. 453/2022)** East : Land bearing Survey No. 768 West : Other land bearing Survey No. 770 North : Other land bearing Survey No. 770 South : land bearing Survey No. 769 **CERSAI SECURITY INTEREST ID. 400068524398**		
1 (B)	Plant and Machineries used for manufacturing of MS Strips and allied products situated at Revenue Block/Survey No. 770/2, situate, lying and being at Mouje: Vihar (Sim) of Taluka- Mansa Registration District of Gandhinagar & Sub District of Mansa	**Rs. 3,20,00,000/-**	**Rs. 32,00,000/-**
2.	All that piece and parcel of the Immovable property being **House No. 16** Plot area admeasuring about 960 square feet i.e. admeasuring about 89.18 square meters, constructed on the N.A. land bearing Revenue Block/Survey No. 642 (Old Revenue Block/Survey No. 200) situate, lying and being at Mouje: Mandali (Vihar-Sim) of Taluka- Mansa Registration of District Gandhinagar & Sub District of Mansa. **Boundaries :(As Per Sale Deed bearing Reg. No. 2467/1983)** East: House No. 17. West: 30 feet Road. North: Line in front of 15 House Gala. South: Line of 15 House Gala. **CERSAI SECURITY INTEREST ID. 400068523842** & All that piece and parcel of the Immovable property being **House No. 17** Plot area admeasuring about 960 square feet i.e. admeasuring about 89.18 square meters, alongwith construction admeasuring about 640 square feet i.e. admeasuring about 59.45 square meters, thereon constructed on the N.A. land bearing Revenue Block/Survey No. 642 (Old Revenue Block/Survey No. 200) situate, lying and being at Mouje: Mandali (Vihar-Sim) of Taluka- Mansa Registration of District Gandhinagar & Sub District of Mansa. **Boundaries :(As Per Sale Deed bearing Reg. No. 2964/2006)** East: Common Staircase with House No. 18. West: Common Staircase with House No. 16. North: Line in front of 15 House Gala. South: Line of 15 House Gala. **CERSAI SECURITY INTEREST ID. 400068523894** & All that piece and parcel of the Immovable property being **House No. 18** Plot area admeasuring about 960 square feet i.e. admeasuring about 89.18 square meters, alongwith	**Rs. 75,00,000/-**	**Rs. 7,50,000/-**

	construction admeasuring about 640 square feet i.e. admeasuring about 59.45 square meters, thereon constructed on the N.A. land bearing Revenue Block/Survey No. 642 (Old Revenue Block/Survey No. 200) situate, lying and being at Mouje: Mandali (Vihar-Sim) of Taluka- Mansa Registration of District Gandhinagar & Sub District of Mansa. **Boundaries :(As Per Sale Deed bearing Reg. No. 7055/2006)** East: Staircase then 10 feet land for Incoming & Outgoing. West: Common Staircase with House No. 17. North: Line in front of 15 House Gala. South: Line of 15 House Gala. **CERSAI SECURITY INTEREST ID. 400067975248**		
3.	All that piece and parcel of the NA Immovable property being **Bungalow no 15 Utsav society,** Plot no 15, Construction on ground floor around 72.58 sq.mts and first floor 72.58 sq.mts, New Survey no 400 Old Survey no 151/40 village kukarwada Taluka Vijapur Dist Mehsana **Boundaries:** East: Backside end boundary with Shaktinagar Society West: Front side main entrance & 6.00 mtr wide society approach road North: Side common boundary with Bunglow no 14 South: Side common wall with Bunglow no 16 **CERSAI SECURITY INTEREST ID. 400068524023**	**Rs. 65,00,000/-**	**Rs. 6,50,000/-**
4.	All that piece and parcel of the Immovable property bearing two shed **Plot No. 52 & 53 plot area admeasuring About 933 square meters**, along with construction admeasuring About 195 square metres thereon in the scheme known as kukarvada industrial Estate constructed on lease Hold land of GIDC bearing Revenue Block/Survey Nos. 388 paiki situated, lying and being at mouje: Ubkhal (Sim) of Taluka -Vijapur in the registration district Mehsana and sub-district of Vijapur. **Boundaries are as under:** East: 14 Meter Road West: Plot no 57 & 58 North: Plot No 51 South: Plot No 54 **CERSAI SECURITY INTEREST ID: 400085455518**	**Rs. 1,30,00,000/-**	**Rs. 13,00,000/-**

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b) The Earnest Money Deposit shall be deposited on or before dt. 28-12-2026.

Details and full description of the property (ies):

Sr. No.	Property Details	Name of the Title holder
1.	All that piece and parcel of the Immovable property being N. A. Industrial Land of Khata No 944, **Block/Survey No. 770 (Old Survey No. 607) admeasuring about 8980 square meters**, together with construction of Factory Shed having build up area 3606.09 square meters, located, lying and being at Village: Vihar, Taluka- Mansa Registration District of Gandhinagar & Sub District of Mansa. **Boundaries :(As Per Lease Deed bearing Reg. No. 453/2022)** East: Land bearing Survey No. 768 West: Other land bearing Survey No. 770 North: Other land bearing Survey No. 770 South: land bearing Survey No. 769 **CERSAI SECURITY INTEREST ID. 400068524398**	**Mr. Amrutlal Manilal Patel**
2.	Plant and Machineries used for manufacturing of MS Strips and allied products situated at Revenue Block/Survey No. 770/2, situate, lying and being at Mouje: Vihar (Sim) of Taluka- Mansa Registration District of Gandhinagar & Sub District of Mansa	**M/S SHAKTI ISPAT**
3.	All that piece and parcel of the Immovable property being **House No. 16** Plot area admeasuring about 960 square feet i.e. admeasuring about 89.18 square meters, constructed on the N.A. land bearing Revenue Block/Survey No. 642 (Old Revenue Block/Survey No. 200) situate, lying and being at Mouje: Mandali (Vihar-Sim) of Taluka- Mansa Registration of District Gandhinagar & Sub District of Mansa. **Boundaries :(As Per Sale Deed bearing Reg. No. 2467/1983)** East: House No. 17. West: 30 feet Road. North: Line in front of 15 House Gala. South: Line of 15 House Gala. **CERSAI SECURITY INTEREST ID. 400068523842** & All that piece and parcel of the Immovable property being **House No. 17** Plot area admeasuring about 960 square feet i.e. admeasuring about 89.18 square meters, alongwith construction admeasuring about 640 square feet i.e. admeasuring about 59.45 square meters, thereon constructed on the N.A. land bearing Revenue Block/Survey No. 642 (Old Revenue Block/Survey No. 200) situate, lying and being at Mouje: Mandali (Vihar-Sim) of Taluka- Mansa Registration of District Gandhinagar & Sub District of Mansa. **Boundaries :(As Per Sale Deed bearing Reg. No. 2964/2006)** East: Common Staircase with House No. 18. West: Common Staircase with House No. 16. North: Line in front of 15 House Gala. South: Line of 15 House Gala. **CERSAI SECURITY INTEREST ID. 400068523894** &	**Mr. Amrutlal Manilal Patel**

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	All that piece and parcel of the Immovable property being **House No. 18** Plot area admeasuring about 960 square feet i.e. admeasuring about 89.18 square meters, alongwith construction admeasuring about 640 square feet i.e. admeasuring about 59.45 square meters, thereon constructed on the N.A. land bearing Revenue Block/Survey No. 642 (Old Revenue Block/Survey No. 200) situate, lying and being at Mouje: Mandali (Vihar-Sim) of Taluka- Mansa Registration of District Gandhinagar & Sub District of Mansa. **Boundaries :(As Per Sale Deed bearing Reg. No. 7055/2006)** East: Staircase then 10 feet land for Incoming & Outgoing. West: Common Staircase with House No. 17. North: Line in front of 15 House Gala. South: Line of 15 House Gala. **CERSAI SECURITY INTEREST ID. 400067975248**	
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5.	All that piece and parcel of the Immovable property bearing two shed **Plot No. 52 & 53 plot area admeasuring About 933 square meters,** along with construction admeasuring About 195 square metres thereon in the scheme known as kukarvada industrial Estate constructed on lease Hold land of GIDC bearing Revenue Block/Survey Nos. 388 paiki situated, lying and being at mouje: Ubkhal (Sim) of Taluka -Vijapur in the registration district Mehsana and sub- district of Vijapur. **Boundaries are as under:** East: 14 Meter Road West: Plot no 57 & 58 North: Plot No 51 South: Plot No 54 **CERSAI SECURITY INTEREST ID: 400085455518**	**M/s Shakti Agrico (Mortgager/ Guarantor)**

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Chief Manager, ARM Branch, Ahmedabad Canara Bank, Ph. No. 079-69027813 / 810 / 817 / 819 during office hours on any working day.

Date: 26-11-2026
Place: GANDHINAGAR

AUTHORISED OFFICER
CANARA BANK

केनरा बैंक / CANARA BANK आ.व.प्र. शाखा ARM Branch अ.कॉ.अहमदाबाद / C.O.AHMEDABAD

केनरा बैंक Canara Bank
भारत सरकार का उपक्रम
सिंडिकेट Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 26-11-2026

1. Name and Address of the Secured Creditor: Canara Bank, ARM Branch, Ahmedabad.
2. Name and Address of the Borrower(s)/Guarantor(s):

1.	M/S SHAKTI ISPAT A partnership firm of the PARTNERS being - MR. SATISHKUMAR AMRUTLAL PATEL MR. GAUTAMBHAI AMRUTLAL PATEL MR. DHARMENDRA AMRUTLAL PATEL MR. RONAK GAUTAMBHAI PATEL MR. URJITKUMAR SATISHBHAI PATEL MR. PARTHKUMAR GAUTAMBHAI PATEL REGISTERED OFFICE: SURVEY NO 770, OPPOSITE GEB OFFICE, MANSA-VISNAGAR ROAD, MOUJE VIHAR, TA. MANSA, DIST. Gandhinagar -382810	BORROWER
2.	MR. SATISHKUMAR AMRUTLAL PATEL 15, UTSAV SOCIETY, VILLAGE KUKARWADA, VIJAPUR, MEHSANA GUJARAT-382830	PARTNER & MORTGAGOR
3.	MR GAUTAMBHAI AMRUTLAL PATEL Village VIHAR, MANSA, GANDHINAGAR, GUJARAT-382810 ALSO: 15, UTSAV SOCIETY, VILLAGE KUKARWADA, VIJAPUR, MEHSANA, GUJARAT-382830	PARTNER & MORTGAGOR
4.	MR DHARMENDRA AMRUTLAL PATEL 377, KRUSHANANAGAR, VIHAR, GANDHINAGAR, GUJARAT-382810 ALSO: FLAT NO D-102, 1ST FLOOR, BLOCK D, SHRIFAL HEIGHTS, VILLAGE KUDASAN, TA & DIST GANDHINAGAR, GUJARAT	PARTNER & MORTGAGOR
5.	MR. RONAK GAUTAMBHAI PATEL Village VIHAR, MANSA, GANDHINAGAR, GUJARAT-382810.	PARTNER/ GUARANTOR
6.	MR. URJITKUMAR SATISHBHAI PATEL 15, UTSAV SOCIETY, VILLAGE KUKARWADA, VIJAPUR, MEHSANA GUJARAT-382830	PARTNER/ GUARANTOR
7.	MR. PARTHKUMAR GAUTAMBHAI PATEL CHAUHANWAS, VILLAGE GERITA, MEHSANA, GUJARAT-382820	PARTNER/ GUARANTOR
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10.	M/S SHAKTI AGRICO A partnership firm of the PARTNERS being - MR. SATISHKUMAR AMRUTLAL PATEL MR. GAUTAMBHAI AMRUTLAL PATEL MR. DHARMENDRA AMRUTLAL PATEL Having registered office at - PLOT NO 52-53 & 38/P, GIDC, KUKARWADA INDUSTRIAL ESTATE, MOUJE UBKHAL, VILLAGE - VIJAPUR, MEHSANA, GUJARAT-382830	GUARANTOR/MORTGAGOR
11.	MRS DAHIBEN AMRUTBHAI PATEL Being LEGAL HEIRS OF AMRUTLAL MANILAL PATEL 377, KRUSHANANAGAR, VILLAGE VIHAR, GANDHINAGAR, GUJARAT-382810	GUARANTOR/MORTGAGOR
	MR. SATISHKUMAR AMRUTLAL PATEL Being LEGAL HEIRS OF AMRUTLAL MANILAL PATEL 15, UTSAV SOCIETY, VILLAGE KUKARWADA, VIJAPUR, MEHSANA, GUJARAT-382830	
	MR GAUTAMBHAI AMRUTLAL PATEL Being LEGAL HEIRS OF AMRUTLAL MANILAL PATEL Village VIHAR, MANSA, GANDHINAGAR, GUJARAT-382810 ALSO: 15, UTSAV SOCIETY, VILLAGE -KUKARWADA, VIJAPUR, MEHSANA, GUJARAT-382830	
	MR DHARMENDRA AMRUTLAL PATEL Being LEGAL HEIRS OF AMRUTLAL MANILAL PATEL 377, KRUSHANANAGAR, VILLAGE VIHAR, GANDHINAGAR, GUJARAT-382810 ALSO: FLAT NO D-102, 1ST FLOOR, BLOCK D, SHRIFAL HEIGHTS, VILLAGE KUDASAN, TA & DIST GANDHINAGAR, GUJARAT	

3. Total liabilities: Rs. 4,90,06,106 (Rupees Four Crore Ninety Lakh Six Thousand One Hundred Six Only) as on 05/05/2026 + further interest and other charges thereon from 06/05/2026 in your cash credit account and Rs. 6,21,82,407.73 (Rupees Six Crore Twenty-One Lakh Eighty-Two Thousand Four Hundred Seven and Paise Seventy-Three only) as on 07/05/2026 + further interest and other charges thereon from 08/05/2026 in your Term Loan account, less recovery if any, due to the ARM Branch, Ahmedabad of Canara Bank.

4. (a) Mode of Auction: E-Auction

(b) Details of Auction service provider:

Service Provider	M/s PSB Alliance Pvt Ltd (BAANKNET)
Address	Corporate Office: - Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai, Maharashtra - 400037
Helpdesk Number	8291220220, 9892219848, 8160205051
Email	support.baanknet@psballiance.com,
Website	https://baanknet.com/

(c) Date & Time of Auction: 29-12-2026 Time 1.00 PM to 3.00 PM

(d) Place of Auction: Online

Confidential

5. Reserve Price & EMD Amt.:

SN	Property Details	Reserve Price	EMD Amt.
1	All that piece and parcel of the Immovable property being N. A. Industrial Land of Khata No 944, **Block/Survey No. 770 (Old Survey No. 607) admeasuring about 8980 square meters**, together with construction of Factory Shed having build up area 3606.09 square meters, located, lying and being at Village: Vihar, Taluka- Mansa Registration District of Gandhinagar & Sub District of Mansa. **Boundaries :(As Per Lease Deed bearing Reg. No. 453/2022)** East : Land bearing Survey No. 768 West : Other land bearing Survey No. 770 North : Other land bearing Survey No. 770 South : land bearing Survey No. 769 **CERSAI SECURITY INTEREST ID. 400068524398** **&** Plant and Machineries used for manufacturing of MS Strips and allied products situated at Revenue Block/Survey No. 770/2, situate, lying and being at Mouje: Vihar (Sim) of Taluka- Mansa Registration District of Gandhinagar & Sub District of Mansa.	**Rs. 8,70,00,000/-**	**Rs. 87,00,000/-**
1 (A)	All that piece and parcel of the Immovable property being N. A. Industrial Land of Khata No 944, **Block/Survey No. 770 (Old Survey No. 607) admeasuring about 8980 square meters**, together with construction of Factory Shed having build up area 3606.09 square meters, located, lying and being at Village: Vihar, Taluka- Mansa Registration District of Gandhinagar & Sub District of Mansa. **Boundaries :(As Per Lease Deed bearing Reg. No. 453/2022)** East : Land bearing Survey No. 768 West : Other land bearing Survey No. 770 North : Other land bearing Survey No. 770 South : land bearing Survey No. 769 **CERSAI SECURITY INTEREST ID. 400068524398**	**Rs. 5,50,00,000/-**	**Rs. 55,00,000/-**
1 (B)	Plant and Machineries used for manufacturing of MS Strips and allied products situated at Revenue Block/Survey No. 770/2, situate, lying and being at Mouje: Vihar (Sim) of Taluka- Mansa Registration District of Gandhinagar & Sub District of Mansa	**Rs. 3,20,00,000/-**	**Rs. 32,00,000/-**
2.	All that piece and parcel of the Immovable property being **House No. 16** Plot area admeasuring about 960 square feet i.e. admeasuring about 89.18 square meters, constructed	**Rs. 75,00,000/-**	**Rs. 7,50,000/-**

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	on the N.A. land bearing Revenue Block/Survey No. 642 (Old Revenue Block/Survey No. 200) situate, lying and being at Mouje: Mandali (Vihar-Sim) of Taluka- Mansa Registration of District Gandhinagar & Sub District of Mansa. **Boundaries :(As Per Sale Deed bearing Reg. No. 2467/1983)** East: House No. 17. West: 30 feet Road. North: Line in front of 15 House Gala. South: Line of 15 House Gala. **CERSAI SECURITY INTEREST ID. 400068523842** & All that piece and parcel of the Immovable property being **House No. 17** Plot area admeasuring about 960 square feet i.e. admeasuring about 89.18 square meters, alongwith construction admeasuring about 640 square feet i.e. admeasuring about 59.45 square meters, thereon constructed on the N.A. land bearing Revenue Block/Survey No. 642 (Old Revenue Block/Survey No. 200) situate, lying and being at Mouje: Mandali (Vihar-Sim) of Taluka- Mansa Registration of District Gandhinagar & Sub District of Mansa. **Boundaries :(As Per Sale Deed bearing Reg. No. 2964/2006)** East: Common Staircase with House No. 18. West: Common Staircase with House No. 16. North: Line in front of 15 House Gala. South: Line of 15 House Gala. **CERSAI SECURITY INTEREST ID. 400068523894** & All that piece and parcel of the Immovable property being **House No. 18** Plot area admeasuring about 960 square feet i.e. admeasuring about 89.18 square meters, alongwith construction admeasuring about 640 square feet i.e. admeasuring about 59.45 square meters, thereon constructed on the N.A. land bearing Revenue Block/Survey No. 642 (Old Revenue Block/Survey No. 200) situate, lying and being at Mouje: Mandali (Vihar-Sim) of Taluka- Mansa Registration of District Gandhinagar & Sub District of Mansa. **Boundaries :(As Per Sale Deed bearing Reg. No. 7055/2006)** East: Staircase then 10 feet land for Incoming & Outgoing. West: Common Staircase with House No. 17. North: Line in front of 15 House Gala. South: Line of 15 House Gala. **CERSAI SECURITY INTEREST ID. 400067975248**		
3.	All that piece and parcel of the NA Immovable property being **Bungalow no 15 Utsav society,** Plot no 15, Construction on ground floor around 72.58 sq.mts and first	**Rs. 65,00,000/-**	**Rs. 6,50,000/-**

	floor 72.58 sq.mts, New Survey no 400 Old Survey no 151/40 village kukarwada Taluka Vijapur Dist Mehsana **Boundaries:** East: Backside end boundary with Shaktinagar Society West: Front side main entrance & 6.00 mtr wide society approach road North: Side common boundary with Bunglow no 14 South: Side common wall with Bunglow no 16 **CERSAI SECURITY INTEREST ID. 400068524023**		
4.	All that piece and parcel of the Immovable property bearing two shed **Plot No. 52 & 53 plot area admeasuring About 933 square meters**, along with construction admeasuring About 195 square metres thereon in the scheme known as kukarvada industrial Estate constructed on lease Hold land of GIDC bearing Revenue Block/Survey Nos. 388 paiki situated, lying and being at mouje: Ubkhal (Sim) of Taluka -Vijapur in the registration district Mehsana and sub-district of Vijapur. **Boundaries are as under:** East: 14 Meter Road West: Plot no 57 & 58 North: Plot No 51 South: Plot No 54 **CERSAI SECURITY INTEREST ID: 400085455518**	**Rs. 1,30,00,000/-**	**Rs. 13,00,000/-**

6. Other terms and conditions:

a) Auction/ bidding shall be only through "Online Electronic Bidding" through the website of **website M/s PSB Alliance Pvt Ltd (BAANKNET).** Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

b) The property can be inspected / visited, with prior Appointment with Authorised Officer, on **22.12.2026.**

c) Auction of industrial unit (at sr. No. 1(A) is to be conducted along with plant and machinery (at Sr. No. 1(B). However, interested bidders may submit their bid for factory land and building separately or plant and machinery separately or for both. In case of consolidated bid for factory land & building along with plant & machinery received, preference will be given to the said bidder.

d) In case of single bid received for factory land & building only, then the physical possession will be handed over to successful bidder only after disposal of plant and machinery.

e) The property will be sold not below the Reserve Price.

f) **EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan "on or before 28-12-2026.**

g) Intending bidders shall hold a valid e-mail address.

h) After payment of the EMD amount, the intended bidders should submit a copy of the following documents/details on or before **28-12-2026**, to Canara Bank, ARM Branch, Ahmedabad by hand or by email.

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i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, 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.
iv) Bidder's A/c details for online refund of EMD.

v) The intending bidders should register their names at M/s PSB Alliance Pvt Ltd (BAANKNET) and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the Service Provider:

For User Creation Helpline Number			
SR NO	**NAME**	**CONTACT NO**	**E MAIL ID**
1	KARAN MODI	7016-716557	karan@procure247.com
2	VASU PATEL	9510-974587	vasu.patel@procure247.com
3	KASHYAP PATEL	6354-604884	kashyap@procure247.com
4	ANIMESH JAIN	7046-612345	animesh@procure247.com

j) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

k) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs. 2,00,000.00 for property at Sr. No. 1 (Out of which Rs. 1,00,000.00 will be considered for factory land & Building and Rs. 1,00,000.00 for Plant & Machinery), Rs. 1,00,000.00 for property at Sr. No. 1(A),1(B), & 4 and Rs. 50,000.00 for property at Sr. No. 2 & Rs.25,000/- for Property at Sr. No. 3** as incremental value. The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

l) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within **15** days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.

m) Remaining amount of bids is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM Branch, Ahmedabad OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account **"CANARA BANK ARM BRANCH, AHMEDABAD" A/c No. 209272434; IFSC Code: CNRB0003966.**

n) For sale proceeds of Rs. 50 (Rupees Fifty) lacs and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds for immovable property and submit the original receipt of TDS certificate to the Bank.
(Payment of TDS is at the rate as notified by GOI from time to time and it is the responsibility of the purchaser).

o) All charges for conveyance, stamp duty/GST/registration charges etc., as applicable shall be borne by the successful bidder only.

p) 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 bear the same.

q) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

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r) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle Office, Ahmedabad or ARM Branch, Ahmedabad who, as a facilitating centre, shall make necessary arrangements.

s) For further details contact **Authorised Officer, Canara Bank, ARM Branch** (Ph. No. 079-69027810/813/817/819, Mob –8238091942, 9981840790 9680505055) e-mail id: cb3966@canarabank.com; the Service Provider: For further details contact Authorised Officer, Canara Bank, ARM Branch (Ph. No. 079-69027813/810/817/819, Mob – 8238091942, 9680505055,9981840790) e-mail id: cb3966@canarabank.com; the Service Provider: M/s PSB Alliance (BAANKNET); CONTACT PERSON: - KARAN MODI; CONTACT NUMBER: 7016-716557. Support Helpdesk Number: - 8291220220, 7046612345, 6354910172, 9892219848, 8160205051.
EMAIL: support.baanknet@psballiance.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: Gandhinagar
Date: 26-11-2026

AUTHORISED OFFICER
CANARA BANK

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