

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

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	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
PROPERTIES OF ARM BRANCH					PROPERTIES OF ARM BRANCH					
1	Mr. Vikrambhai Rana (Borrower/Mortgagor) & Smt. Rana Simranaben Vikrambhai (Co-borrower And Mortgagor)	Rs. 70,27,559.25 + further Interest and charges thereon from 21.03.2025	All the piece and parcel of immovable property being plot no.74 total area admeasuring 260.58 sq.mtr with undivided pro-rate share in land of common road and common plot on the scheme known as "GAJANANA" situated on the land bearing block/survey no.872(old survey no.587/3/A) paiki 2, block/survey no.873(old survey no.587/3/A) paiki 2 paiki 5, block/survey no.874(old survey no.587/3/A) paiki 2 paiki 6, block/survey no.878(old survey no.587/3/A) paiki 2 paiki 4, of village Mouje Kumetha in the registration district Vdodara and sub registration Taluka Waghodiya, Gujarat Bounded as: North: - Plot no.73 South: - Plot no.75, East: - Plot no.71,West: -7.50 Mt. wide road (CERSAI Security Interest ID - 400064567452) Status of Possession : Symbolic Possession	RESERVE PRICE : Rs. 37,80,000.00  EMD : Rs. 3,78,000.00		11	The Immovable Residential Property Flat No. B-202, on 2nd Floor, adm 200 Sq. Yards i.e. 167.225 Sq. Mtrs., with Undivided Proportionate Share of land towards the Property amongst the flat Scheme Known as "Smita Tower" of "Jayant Nagar Co. Op. Hou. Soc. Ltd. Part-II" Constructed on Final Plot No. 84 Paiki, T.P. No. 1, of Survey No. 45, 46, 47 Paiki at Mouje-Memnagar, Taluka- Ghatlodiya, District-Ahmedabad, Gujarat. Boundaries On or towards the East: Flat No. 201, On or towards the West: T.P. Road, On or towards the North: Lift & Common Plot, On or towards the South: Flat No. K-401 Name of the Mortgagor : Patel Jagrutiben Amrutbhai (Cersai Security Interest Id - 400079983132) Status Of Possession : Symbolic Possession	RESERVE PRICE : Rs. 68,00,000.00  EMD : Rs. 6,80,000.00		
2	M/s Keshar Bhavani Steel (Borrower), Mrs. Valand Manishaben Jitendrakumar (Proprietor/ Guarantor) & Mr. Valand Jitendrabhai Baldevbhai (Mortgagor / Guarantor)	Rs. 21,16,267.21 + further Interest and charges thereon from 09.06.2025	The Immovable Property Bearing Aavas No. 205 On The Second Floor In The Block No. 12, Adm About 28 Sq.mtrs. Construction Area In The Scheme Known As 'abhlash Residency' Constructed On Final Plot No. 90 Of Tps No. 102 And Final Plot No.131 Of Tps No.110 At Village-nikol, Taluka-asarwa, Registration District Ahmedabad And Sub-district Of Ahmedabad-12 (nikol) Bounded As Under: East: Margin, West: Passage, North: Staircase, South: House No.206 (Cersai Security Interest Id - 400018849597) Status Of Possession : Symbolic Possession	RESERVE PRICE : Rs. 10,00,000.00  EMD : Rs. 1,00,000.00		12	The Immovable Industrial Shed No. 136 on Ground Floor having admeasuring 38.06 Sq.Meters., along with Proportionate share of land admeasuring 49.20 Sq. Meters., of Scheme Known as "SHREE SHARANYA", in Situated at Non-agricultural Industrial Land Bearing Revenue Survey No. 415 paiki 1 paiki i.e. admeasuring 27581 Sq. Meters. paiki 18320 Sq. Meters., Situate, lying and Being at Mouje Moraiya Taluka Sanand, Dist-Ahmedabad, Gujarat. Boundaries On or towards the East - Shed No 135, On or towards the West - Road, On or towards the North- Road, On or towards the South - Shed No 97 Name of the Mortgagor : Patel Jagrutiben Amrutbhai (Cersai Security Interest Id - 400080337542) Status Of Possession : Symbolic Possession	RESERVE PRICE : Rs. 17,00,000.00  EMD : Rs. 1,70,000.00		
3	Mr. Jeegar Navnitbhai Trivedi (borrower And Mortgagor) & Mr. Patel Viralkumar (Guarantor)	Rs. 30,98,139.60 + Interest and charges thereon from 18.05.2025	Property no. 01 - All these piece & parcel of freehold NA land bearing old R S no. 195/36, new survey no. 97/36 , city survey sheet no.NA99 city survey no. NA195/36 , plot no.36 - admeasuring area 71.92 sq mtrs undivided share in road COP area admeasuring 34.70 sq mtrs. Total area 106.62 sq mtrs located & sitauted in "Man Mandir Residency" mouje Vadia Taluka- Nandod District - Narmada, Registration district Narmada (Raipipla) Sub district Nandod, District- Narmada. Bounded as: North: - 7.50 Mtr wide road, South: - Plot no.37 , East: - 6.00 Mtr wide road, West: - Plot no.35 Property no. 02 - All these piece & parcel of freehold NA land bearing old R S no. 195/37, new survey no. 97/37 , city survey sheet no.NA99 city survey no. NA195/37 , plot no.37 - admeasuring area 44.53 sq mtrs undivided share in road COP aera admeasuring 34.70 sq mtrs. Total area 79.23 sq mtrs located & sitauted in "Man Mandir Residency" mouje Vadia Taluka- Nandod District - Narmada, Registration district Narmada (Raipipla) Sub district Nandod, District- Narmada. Bounded as: North: - Plot no.36, South: - Plot no.38, East: - 6.00 Mtr wide road, West: - Plot no.35 Status Of Possession : Symbolic Possession	RESERVE PRICE : Rs. 22,00,000.00  EMD : Rs. 2,20,000.00		13	The Immovable Industrial Shed No. 137 (G7 on Ground Floor having admeasuring 37.64 Sq. Meters., along with Proportionate share of land admeasuring 47.96 Sq. Meters., of Scheme Known as "SHREE SHARANYA", in Situated at Non-agricultural Industrial Land Bearing Revenue Survey No. 415 paiki 1 paiki i.e. admeasuring 27581 Sq. Meters. paiki 18320 Sq. Meters., Situate, lying and Being at Mouje Moraiya, Taluka Sanand, Dist Ahmedabad, Gujarat. Boundaries On or towards the East - Shed No 138, On or towards the West - Open Place, On or towards the North - Open Place, On or towards the South - Road Name of the Mortgagor : Patel Jagrutiben Amrutbhai (Cersai Security Interest Id - 400080337542) Status Of Possession : Symbolic Possession	RESERVE PRICE : Rs. 17,00,000.00  EMD : Rs. 1,70,000.00		
4	M/s Anil Wires Trading (Borrower) & Mr. Ritesh Arvindbhai Khatri (Proprietor/ Mortgagor)	Rs. 2,53,47,510.45 + further Interest and charges thereon from 25.08.2025	All That Piece and Parcel of the NA Land for Industrial Purpose, Revenue Survey No-1229/P2, Total Adm. Area: 3563 Sq. Mt. at Sedrana, Taluka Siddhpur, District: Patan, Gujarat-384151 By M/s Anil Wires Trading' Boundaries of the property (As per Deed) EAST-R.S NO. 1229p, WEST-Adj. Land of S. No. 1230, NORTH- Adj. Land of S. No. 1228, SOUTH- Sujanpur - Sedarna Road (Cersai Security Interest Id - 400081313683) Status Of Possession : Symbolic Possession	RESERVE PRICE : Rs. 86,00,000.00  EMD : Rs. 8,60,000.00		14	The Immovable Industrial Shed No. 138 on Ground Floor having admeasuring 37.64 Sq. Meters., along with Proportionate share of land admeasuring 47.96 Sq. Meters., of Scheme Known as "SHREE SHARANYA", in Situated at Non-agricultural Industrial Land Bearing Revenue Survey No. 415 paiki 1 paiki i.e. admeasuring 27581 Sq. Meters. paiki 18320 Sq. Meters., Situate, lying and Being at Mouje -Morraiya, Taluka Sanand Dist Ahmedabad Gujarat. Boundaries On or towards the East: Shed No. 139, On or towards the West: Shed No. 137, On or towards the North: Open Place , On or towards the South: Road Name of the Mortgagor : Patel Jagrutiben Amrutbhai (Cersai Security Interest Id - 400080337542) Status Of Possession : Symbolic Possession	RESERVE PRICE : Rs. 17,00,000.00  EMD : Rs. 1,70,000.00		
			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 Interest Id - 400081313741) Status Of Possession : Symbolic Possession	RESERVE PRICE : Rs. 16,50,000.00  EMD : Rs. 1,65,000.00		15	The Immovable Property of Shed No. 138 on First Floor having admeasuring 27.99 Sq. Meters., along with Proportionate share of land admeasuring 36.18 Sq. Meters., of Scheme Known as "SHREE SHARANYA", in Situated at Non-agricultural Industrial Land Bearing Revenue Survey No. 415 paiki 1 paiki i.e. admeasuring 27581 Sq. Meters. paiki 18320 Sq. Meters., Situate, lying and Being at Mouje - Morraiya, Taluka - Sanand, Sub District - Sanand, District Ahmedabad. Boundaries are as under:- On or towards the East : Shed No. 139, On or towards the West : Shed No. 137, On or towards the North : Open Place, On or towards the South : Road Name of the Mortgagor : Patel Jagrutiben Amrutbhai (Cersai Security Interest Id - 400080248453) Status Of Possession : Symbolic Possession	RESERVE PRICE : Rs. 8,00,000.00  EMD : Rs. 80,000.00	ARM Branch Ph.: 079 - 69027812 / 818 / 823 / 820 / 822 Mob : 8238091942 / 8386803703 9680505055 Email : cb3966@canarabank.com	
5	(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 Prakash bhai (Guarantor) (7) Mrs. Patel Jagrutiben Amrutbhai (Guarantor/ Mortgagor) (8) Patel Hasmukhbhai Ranchodbhai (Guarantor/Mortgagor) (9) Patel Karshanbhai Popatbhai (Guarantor) (10) Shri Ladhabbhai Ukabhai Patel and legal heirs (Guarantor/ Mortgagor)	Rs. 20,62,05,635.93 + further Interest and charges thereon from 09.08.2025	The Immovable Non-Agriculture land bearing Khata No. 1474 (Old Khata no. 556, 1374), Survey No. 1558 (Old survey No. 231) adm 2-14-85 Hec.Are.Sq. Mtrs., situate, lying in the sim of Village-Goraiya, Taluka- Viramgam, District Ahmedabad, Gujarat. Boundaries On or towards the East: Survey No. Open Land On or towards the West: Survey No. Open Land							



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			<b>PROPERTIES OF ARM BRANCH</b>						<b>PROPERTIES OF ARM BRANCH</b>		
21			The Immovable Property of Shed No. 141 on First Floor having admeasuring 27.99 Sq. Meters., along with Proportionate share of land admeasuring 36.18 Sq. Meters., of Scheme Known as "SHREE SHARANYA", in Situated at Non-agricultural Industrial Land Bearing Revenue Survey No. 415 paiki 1 paiki i.e. admeasuring 27581 Sq. Meters. paiki 18320 Sq. Meters., Situate, lying and Being at Mouje – Morraiya, Taluka - Sanand, Sub District – Sanand, District Ahmedabad. Boundaries are as under - On or towards the East: Shed No. 142, On or towards the West: Shed No. 140, On or towards the North: Open Place, On or towards the South: Road <b>Name of the Mortgagor : Patel Jagrutiben Amrutbhai (Cersai Security Interest Id - 400080248453)</b> <b>Status Of Possession : Symbolic Possession</b>	<b>RESERVE PRICE : Rs. 8,00,000.00</b>  <b>EMD : Rs. 80,000.00</b>		28		The Immovable Commercial Property Office No. 115 on First Floor in Block No. "D" (As per Broacher) and in Block No. "D/ I" (As per Plan) having Carpet area admeasuring 226 Sq. Ft. i.e. admeasuring 21.00 Sq. Meters., Super Built-up area admeasuring 395 Sq. Ft., i.e. 36.71 Sq. Meters along with Proportionate share of land admeasuring 9.10 sq. Meters. of Scheme Known as "SWAMINARAYAN BUSINESS PARK", in Situated at Non-agricultural Land Bearing Revenue Survey Nos. 230/B/1 and 229/1 included in Draft T.P. Scheme No. 62 allotted Final Plot Nos. 29/1+30/1 i.e. admeasuring 10886 Sq. Meters and Revenue Survey Nos. 230/A/1 and 230/B/2 included in Draft T.P. Scheme No. 62 allotted Final Plot No. 29/2 i.e. admeasuring 4030 Sq. Meters., and Revenue Survey No. 229/2 included in Draft T.P. Scheme No. 62 allotted Final Plot No. 30/2 paiki Sub-Plot No. 2 i.e. admeasuring 2991.08 Sq. Meters., Total admeasuring 17907.08 Sq. Meters i.e. 21416.87 Sq. yards., of Situate, lying and Being at Mouje — Narol, Taluka – Maninagar, Dist Ahmedabad, Gujarat. Boundaries On or towards the East: Common Plot of Society, On or towards the West: Office No. D/120, On or towards the North: Office No. D/114, On or towards the South: Office No D/116 <b>Name of the Mortgagor : Patel Jagrutiben Amrutbhai (Cersai Security Interest Id - 400079991641)</b> <b>Status Of Possession : Symbolic Possession</b>	<b>RESERVE PRICE : Rs. 26,00,000.00</b>  <b>EMD : Rs. 2,60,000.00</b>		
22			The Immovable Industrial Shed No. 142 on ground Floor having admeasuring 37.64 Sq. Meters., along with Proportionate share of land admeasuring 47.96 Sq. Meters., of Scheme Known as "SHREE SHARANYA", in Situated at Non-agricultural Industrial Land Bearing Revenue Survey No. 415 paiki 1 paiki i.e. admeasuring 27581 Sq. Meters. paiki 18320 Sq. Meters., Situated, lying and Being at Mouje Moraiya, Taluka Sanand, Dist Ahmedabad, Gujarat. Boundaries On or towards the East: Shed No 143, On or towards the West: Shed No 141, On or towards the North: Open Place, On or towards the South: Road <b>Name of the Mortgagor : Patel Jagrutiben Amrutbhai (Cersai Security Interest Id - 400080254106)</b> <b>Status Of Possession : Symbolic Possession</b>	<b>RESERVE PRICE : Rs. 17,00,000.00</b>  <b>EMD : Rs. 1,70,000.00</b>		29		The Immovable Commercial Property Office No. 219 on 2nd Floor in Block No. "D" (As per Broacher) and in Block No. "D/ I" (As per Plan) having Carpet area admeasuring 226 Sq. Ft. i.e. admeasuring 21.00 Sq. Meters. Super Built-up area admeasuring 395 Sq. Ft., i.e. 36.71 Sq. Meters along with Proportionate share of land admeasuring 9.10 sq. Meters. of Scheme Known as "SWAMINARAYAN BUSINESS PARK", in Situated at Non-agricultural Land Bearing Revenue Survey Nos. 230/B/1 and 229/1 included in Draft T.P. Scheme No. 62 allotted Final Plot Nos. 29/1+30/1 i.e. admeasuring 10886 Sq. Meters and Revenue Survey Nos. 230/A/1 and 230/B/2 included in Draft TSP. Scheme No. 62 allotted Final Plot No. 29/2 i.e. admeasuring 4030 Sq. Meters., and Revenue Survey No. 229/2 included in Draft T.P. Scheme No. 62 allotted Final Plot No. 30/2 paiki Sub-Plot No. 2 i.e. admeasuring 2991.08 Sq. Meters., Total admeasuring 17907.08 Sq. Meters i.e. 21416.87 Sq. yards., of Situate, lying and Being at Mouje — Narol, Taluka Maninagar, Ahmedabad, Gujarat. Boundaries On or towards the East: Office No. D-1/216, On or towards the West: Society Road, On or towards the North: Office No. D-1/220, On or towards the South: Office No. D-1/218 <b>Name of the Mortgagor : Patel Jagrutiben Amrutbhai (Cersai Security Interest Id - 400079995305)</b> <b>Status Of Possession : Symbolic Possession</b>	<b>RESERVE PRICE : Rs. 17,00,000.00</b>  <b>EMD : Rs. 1,70,000.00</b>		
23			The Immovable Property of Shed No. 142 on First Floor having admeasuring 27.99 Sq. Meters., along with Proportionate share of land admeasuring 36.18 Sq. Meters., of Scheme Known as "SHREE SHARANYA", in Situated at Non-agricultural Industrial Land Bearing Revenue Survey No. 415 paiki 1 paiki i.e. admeasuring 27581 Sq. Meters. paiki 18320 Sq. Meters., Situate, lying and Being at Mouje – Morraiya, Taluka - Sanand, Sub District – Sanand, District Ahmedabad. Boundaries are as under - On or towards the East : Shed No. 143, On or towards the West : Shed No. 141, On or towards the North : Open Place, On or towards the South : Road <b>Name of the Mortgagor : Patel Jagrutiben Amrutbhai (Cersai Security Interest Id - 400080248453)</b> <b>Status Of Possession : Symbolic Possession</b>	<b>RESERVE PRICE : Rs. 8,00,000.00</b>  <b>EMD : Rs. 80,000.00</b>		30		The Immovable Commercial Property Office No. 220 on 2nd Floor in Block No. "D" (As per Broacher) and in Block No. "D/ I" (As per Plan) having Carpet area admeasuring 226 Sq. Ft. i.e. admeasuring 21.00 Sq. Meters., Super Built-up area admeasuring 395 Sq. Ft., i.e. 36.71 Sq. Meters along with Proportionate share of land admeasuring 9.10 sq. Meters. of Scheme Known as "SWAMINARAYAN BUSINESS PARK", in Situated at Non-agricultural Land Bearing Revenue Survey Nos. 230/B/1 and 229/1 included in Draft T.P. Scheme No. 62 allotted Final Plot Nos. 29/1+30/1 i.e. admeasuring 10886 Sq. Meters and Revenue Survey Nos. 230/A/1 and 230/B/2 included in Draft T.P. Scheme No. 62 allotted Final Plot No. 29/2 i.e. admeasuring 4030 Sq. Meters., and Revenue Survey No. 229/2 included in Draft T.P. Scheme No. 62 allotted Final Plot No. 30/2 paiki Sub-Plot No. 2 i.e. admeasuring 2991.08 Sq. Meters., Total admeasuring 17907.08 Sq. Meters i.e. 21416.87 Sq. yards., of Situate, lying and Being at Mouje — Narol, Taluka -Maninagar, Sub District— Ahmedabad-5, Narol, Ahmedabad. Boundaries: On or towards the East: Passage, On or towards the West: Office No. D/ 131, On or towards the North: Office No. D/ 103, On or towards the South: Office No D/105 <b>Name of the Mortgagor : Patel Jagrutiben Amrutbhai (Cersai Security Interest Id - 400079987452)</b> <b>Status Of Possession : Symbolic Possession</b>	<b>RESERVE PRICE : Rs. 26,00,000.00</b>  <b>EMD : Rs. 2,60,000.00</b>	<b>ARM Branch</b> <b>Ph.: 079 - 69027812 /</b> <b>818 / 823 / 820 / 822</b> <b>Mob : 8238091942 /</b> <b>8386803703</b> <b>9680505055</b> <b>Email : cb3966@canarabank.com</b> <b>A/C No.: 209272434</b> <b>IFSC : CNRB0003966</b>	<b>ARM Branch</b> <b>Ph.: 079 - 69027812 /</b> <b>818 / 823 / 820 / 822</b> <b>Mob : 8238091942 /</b> <b>8386803703</b> <b>9680505055</b> <b>Email : cb3966@canarabank.com</b> <b>A/C No.: 209272434</b> <b>IFSC : CNRB0003966</b>
24			The Immovable Commercial Property Office No. 104 on First Floor in Block No. "D" (As per Broacher) and in Block No. "D/ I" (As per Plan) having Carpet area admeasuring 226 Sq. Ft. i.e. admeasuring 21.00 Sq. Meters., Super Built-up area. admeasuring 395 Sq. Ft., i.e. 36.71 Sq. Meters along with Proportionate share of land admeasuring 9.10 sq. Meters. of Scheme Known as "SWAMINARAYAN BUSINESS PARK", in Situated at Non-agricultural Land Bearing Revenue Survey Nos. 230/B/1 and 229/1 included in Draft T.P. Scheme No. 62 allotted Final Plot Nos. 29/1+30/1 i.e. admeasuring 10886 Sq. Meters and Revenue Survey Nos. 230/A/1 and 230/B/2 included in Draft T.P. Scheme No. 62 allotted Final Plot No. 29/2 i.e. admeasuring 4030 Sq. Meters., and Revenue Survey No. 229/2 included in Draft T.P. Scheme No. 62 allotted Final Plot No. 30/2 paiki Sub-Plot No. 2 i.e. admeasuring 2991.08 Sq. Meters., Total admeasuring 17907.08 Sq. Meters i.e. 21416.87 Sq. yards., of Situate, lying and Being at Mouje — Narol, Taluka -Maninagar, Sub District— Ahmedabad-5, Narol, Ahmedabad. Boundaries: On or towards the East: Passage, On or towards the West: Office No. D/ 131, On or towards the North: Office No. D/ 103, On or towards the South: Office No D/105 <b>Name of the Mortgagor : Patel Jagrutiben Amrutbhai (Cersai Security Interest Id - 400079987452)</b> <b>Status Of Possession : Symbolic Possession</b>	<b>RESERVE PRICE : Rs. 26,00,000.00</b>  <b>EMD : Rs. 2,60,000.00</b>		31		The Immovable Commercial Property Office No. 221 on 2nd Floor in Block No. "D" (As per Broacher) and in Block No. "D/ I" (As per Plan) having Carpet area admeasuring 226 Sq. Ft. i.e. admeasuring 21.00 Sq. Meters., Super Built-up area admeasuring 395 Sq. Ft., i.e. 36.71 Sq. Meters along with Proportionate share of land admeasuring 9.10 sq.			



કેનરા બૈંક

Canara Bank

સિંડિકેટ 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 30.01.2026 (01:00 PM TO 03:00 PM) • LAST DATE OF EMD : 29.01.2026

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	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	
PROPERTIES OF ARM BRANCH						PROPERTIES OF ARM BRANCH						
34			The Immoveable Commercial Property Office No. 224 on 2nd Floor in Block No. "D" (As per Broacher) and in Block No. "D/ 1" (As per Plan) having Carpet area admeasuring 226 Sq. Ft. i.e. admeasuring 21.00 Sq. Meters., Super Built-up area admeasuring 395 Sq. Ft., i.e. 36.71 Sq. Meters along with Proportionate share of land admeasuring 9.10 Sq. Meters, of Scheme Known as "SWAMINARAYAN BUSINESS PARK", in Situated at Non-agricultural Land Bearing Revenue Survey Nos. 230/B/1 and 229/1 included in Draft T.P. Scheme No. 62 allotted Final Plot Nos. 29/1+30/1 i.e. admeasuring 10886 Sq. Meters and Revenue Survey Nos. 230/A/1 and 230/B/2 included in Draft T.P. Scheme No. 62 allotted Final Plot No. 29/2 i.e. admeasuring 4030 Sq. Meters., and Revenue Survey No. 229/2 included in Draft T.P. Scheme No. 62 allotted Final Plot No. 30/2 paiki Sub-Plot No. 2 i.e. admeasuring 2991.08 Sq. Meters., Total admeasuring 17907.08 Sq. Meters i.e. 21416.87 Sq.yards., of Situate, lying and Being at Mouje — Narol, Taluka -Maninagar, Sub Dist Ahmedabad-5, Ahmedabad, Gujarat. Boundaries On or towards the East: Office No. D/211, On or towards the West: Society Road, On or towards the North: Office No. D/225, On or towards the South: Office No. D/223 <b>Name of the Mortgagor : Patel Jagrutiben Amrutbhai (Cersai Security Interest Id - 400079997624)</b> <b>Status Of Possession : Symbolic Possession</b>	RESERVE PRICE : Rs. 17,00,000.00  EMD : Rs. 1,70,000.00		39			The Immoveable Property of Commercial Office No. 229 on 2nd Floor in Block No. "D" (As per Broacher) and in Block No. "D/ 1" (As per Plan) having Carpet area admeasuring 226 Sq. Ft. i.e. admeasuring 21 Sq. Meters., Super Built-up area admeasuring 395 Sq. Ft., i.e. 36.71 Sq. Meters along with Proportionate share of land admeasuring 9.10 sq. Meters. of Scheme Known as "SWAMINARAYAN BUSINESS PARK", in Situated at Non-agricultural Land Bearing Revenue Survey Nos. 230/B/1 and 229/1 included in Draft T.P. Scheme No. 62 allotted Final Plot Nos. 29/1+30/1 i.e. admeasuring 10886 Sq. Meters and Revenue Survey Nos. 230/A/1 and 230/B/2 included in Draft T.P. Scheme No. 62 allotted Final Plot No. 29/2 i.e. admeasuring 4030 Sq. Meters., and Revenue Survey No. 229/2 included in Draft T.P. Scheme No. 62 allotted Final Plot No. 30/2 paiki Sub-Plot No. 2 i.e. admeasuring 2991.08 Sq. Meters., Total admeasuring 17907.08 Sq. Meters i.e. 21416.87 Sq yards., of Situate, lying and Being at Mouje — Narol, Taluka Maninagar, Sub District — Ahmedabad-5 Narol, District Ahmedabad, Boundaries On or towards the East: Office No. D-1/206, On or towards the West: Society Road, On or towards the North: Office No. D-1/230, On or towards the South: Office No. D-1/228 <b>Name of the Mortgagor : Patel Jagrutiben Amrutbhai (Cersai Security Interest Id - 400080001443)</b> <b>Status Of Possession : Symbolic Possession</b>	RESERVE PRICE : Rs. 17,00,000.00  EMD : Rs. 1,70,000.00		
35			The Immoveable Commercial Property Office No. 225 on 2nd Floor in Block No. "D" (As per Broacher) and in Block No. "D/ 1" (As per Plan) having Carpet area admeasuring 232 Sq. Ft. i.e. admeasuring 21.56 Sq. Meters., Super Built-up area admeasuring 402 Sq. Ft., i.e. 37.36 Sq. Meters along with Proportionate share of land admeasuring 9.33 sq. Meters, of Scheme Known as "SWAMINARAYAN BUSINESS PARK", in Situated at Non-agricultural Land Bearing Revenue Survey Nos. 230/B/1 and 229/1 included in Draft T.P. Scheme No. 62 allotted Final Plot Nos. 29/1+30/1 i.e. admeasuring 10886 Sq. Meters and Revenue Survey Nos. 230/A/1 and 230/B/2 included in Draft T.P. Scheme No. 62 allotted Final Plot No. 29/2 i.e. admeasuring 4030 Sq. Meters., and Revenue Survey No. 229/2 included in Draft T.P. Scheme No. 62 allotted Final Plot No. 30/2 paiki Sub-Plot No. 2 i.e. admeasuring 2991.08 Sq. Meters., Total admeasuring 17907.08 Sq. Meters i.e. 21416.87 Sq. yards., of Situate, lying and Being at Mouje — Narol, Taluka – Maninagar, Sub Dist Ahmedabad-5, Dist Ahmedabad, Boundaries On or towards the East: Office No. D/210, On or towards the West: Society Road, On or towards the North: Office No. D/226, On or towards the South: Office No. D/224 <b>Name of the Mortgagor : Patel Jagrutiben Amrutbhai (Cersai Security Interest Id - 400079997624)</b> <b>Status Of Possession : Symbolic Possession</b>	RESERVE PRICE : Rs. 17,00,000.00  EMD : Rs. 1,70,000.00		40			The Immoveable Commercial Property Shop No. 30 on Ground Floor in Block No. "D" (As per Broacher) and in Block No. "D/1" (As per Plan) having Carpet area admeasuring 311 Sq. Ft. i.e. admeasuring 28.90 Sq. Meters., Super Built-up area admeasuring 543 Sq. Ft., i.e. 50.46 Sq. Meters along with Proportionate share of land admeasuring 12.51 Sq. Meters. of Scheme Known as "SWAMINARAYAN BUSINESS PARK", in Situated at Non-agricultural Land Bearing Revenue Survey Nos. 230/ B/ 1 and 229/1 included in Draft T.P. Scheme No. 62 allotted Final Plot Nos. 29/1+30/1 i.e. admeasuring 10886 Sq. Meters and Revenue Survey Nos. 230/A/1 and 230/B/2 included in Draft T.P. Scheme No. 62 allotted Final Plot No. 29/2 i.e. admeasuring 4030 Sq. Meters., and Revenue Survey No. 229/2 included in Draft T.P. Scheme No. 62 allotted Final Plot No. 30/2 paiki Sub-Plot No. 2 i.e. admeasuring 2991.08 Sq. Meters., Total admeasuring 17907.08 Sq. Meters i.e. 21416.87 Sq. yards., of Situate, lying and Being at Mouje - Narol, Taluka -Maninagar, Sub District - Ahmedabad-5 Narol, District Ahmedabad, Boundaries On or towards East – Shop No D/05, On or towards West - Internal Road, On or towards the North - Passage, On or towards the South – D-1/29 <b>Name of the Mortgagor : Patel Amrutbhai Baldevbhai (Cersai Security Interest Id - 400080394079)</b> <b>Status Of Possession : Symbolic Possession</b>	RESERVE PRICE : Rs. 42,00,000.00  EMD : Rs. 4,20,000.00	ARM Branch Ph.: 079 - 69027812 / 818 / 823 / 820 / 822 Mob : 8238091942 / 8386803703 9680505055 Email : cb3966@canarabank.com A/C No.: 209272434 IFSC : CNRB0003966	
36			The Immoveable Commercial Property Office No. 226 on 2nd Floor in Block No. "D" (As per Broacher) and in Block No. "D/ 1" (As per Plan) having Carpet area admeasuring 330 Sq. Ft. i.e. admeasuring 30.67 Sq. Meters., Super Built-up area admeasuring 575 Sq. Ft., i.e. 53.44 Sq. Meters along with Proportionate share of land admeasuring 13.28 sq. Meters, of Scheme Known as "SWAMINARAYAN BUSINESS PARK", in Situated at Non-agricultural Land Bearing Revenue Survey Nos. 230/B/1 and 229/1 included in Draft T.P. Scheme No. 62 allotted Final Plot Nos. 29/1+30/1 i.e. admeasuring 10886 Sq. Meters and Revenue Survey Nos. 230/A/1 and 230/B/2 included in Draft T.P. Scheme No. 62 allotted Final Plot No. 29/2 i.e. admeasuring 4030 Sq. Meters., and Revenue Survey No. 229/2 included in Draft T.P. Scheme No. 62 allotted Final Plot No. 30/2 paiki Sub-Plot No. 2 i.e. admeasuring 2991.08 Sq. Meters., Total admeasuring 17907.08 Sq. Meters i.e. 21416.87 Sq. yards., of Situate, lying and Being at Mouje - Narol, Taluka -Maninagar, Sub Dist - Ahmedabad-5 Narol, Dist Ahmedabad. Boundaries On or towards the East: Office No. D/ 209, On or towards the West: Society Road, On or towards the North: Office No. D/ 227, On or towards the South: Office No. D/ 225 <b>Name of the Mortgagor : Patel Jagrutiben Amrutbhai (Cersai Security Interest Id - 400079997624)</b> <b>Status Of Possession : Symbolic Possession</b>	RESERVE PRICE : Rs. 25,00,000.00  EMD : Rs. 2,50,000.00	ARM Branch Ph.: 079 - 69027812 / 818 / 823 / 820 / 822 Mob : 8238091942 / 8386803703 9680505055 Email : cb3966@canarabank.com A/C No.: 209272434 IFSC : CNRB0003966	41			The Immoveable Commercial Property Shop No. 32 on Ground Floor in Block No. "D" (As per Broacher) and in Block No. D/1" (As per Plan) having Carpet area admeasuring 311 Sq. Ft. i.e. admeasuring 28.90 Sq. Meters., Super Built-up area admeasuring 543 Sq. Ft., i.e. 50.46 Sq. Meters along with Proportionate share of land admeasuring 12.51 sq. Meters, of Scheme Known as "SWAMINARAYAN BUSINESS PARK", in Situated at Non-agricultural Land Bearing Revenue Survey Nos. 230/B/1 and 229/1 included in Draft T.P. Scheme No. 62 allotted Final Plot Nos. 29/1+30/1 i.e. admeasuring 10886 Sq. Meters and Revenue Survey Nos. 230/A/1 and 230/B/2 included in Draft T.P. Scheme No. 62 allotted Final Plot No. 29/2 i.e. admeasuring 4030 Sq. mtrs and Revenue Survey No. 229/2 included in Draft T.P. Scheme No. 62 allotted Final Plot No. 30/2 paiki Sub-Plot No. 2 i.e. admeasuring 2991.08 Sq. Meters., Total admeasuring 17907.08 Sq. Meters i.e. 21416.87 Sq. yards., of Situate, lying and being at Mouje - Narol, Taluka -Maninagar, Sub District - Ahmedabad-5 Narol, District Ahmedabad. Boundaries On or towards East – Shop No D-1/33 On or towards West – Society Internal Road, On or towards North – T P Road On or towards South – Shop No D-1/31 <b>Name of the Mortgagor : Patel Amrutbhai Baldevbhai (Cersai Security Interest Id - 400080397699)</b> <b>Status Of Possession : Symbolic Possession</b>	RESERVE PRICE : Rs. 42,00,000.00  EMD : Rs. 4,20,000.00		
37			The Immoveable Commercial Property Office No. 227 on 2nd Floor in Block No. "D" (As per Broacher) and in Block No. "D/ 1" (As per Plan) having Carpet area admeasuring 224 Sq. Ft. i.e. admeasuring 20.82 Sq. Meters., Super Built-up area admeasuring 393 Sq. Ft., i.e. 36.52 Sq. Meters along with Proportionate share of land admeasuring 9.01 Sq. Meters, of Scheme Known as "SWAMINARAYAN BUSINESS PARK", in Situated at Non-agricultural Land Bearing Revenue Survey Nos. 230/B/1 and 229/1 included in Draft T.P. Scheme No. 62 allotted Final Plot Nos. 29/1+30/1 i.e. admeasuring 10886 Sq. Meters and Revenue Survey Nos. 230/A/1 and 230/B/2 included in Draft T.P. Scheme No. 62 allotted Final Plot No. 29/2 i.e. admeasuring 4030 Sq. Meters., and Revenue Survey No. 229/2 included in Draft T.P. Scheme No. 62 allotted Final Plot No. 30/2 paiki Sub-Plot No. 2 i.e. admeasuring 2991.08 Sq. Meters., Total admeasuring 17907.08 Sq. Meters i.e. 21416.87 Sq. yards., of Situate, lying and Being at Mouje — Narol, Taluka – Maninagar, Sub Dist Ahmedabad-5 Narol, Dist Ahmedabad, Gujarat. Boundaries On or towards the East: Office No. D/208, On or towards the West: Society Road, On or towards the North: Office No. D/228, On or towards the South: Office No. D/ 226 <b>Name of the Mortgagor : Patel Jagrutiben Amrutbhai (Cersai Security Interest Id - 400080001443)</b> <b>Status Of Possession : Symbolic Possession</b>	RESERVE PRICE : Rs. 16,00,000.00  EMD : Rs. 1,60,000.00		42			The Immoveable Commercial Property Shop No. 35 on Ground Floor in Block No. "D" (As per Broacher) and in Block No. "D/ 1" (As per Plan) having Carpet area admeasuring 308 Sq. Ft. i.e. admeasuring 28.62 Sq. Meters., Super Built-up area admeasuring 538 Sq. Sq. Ft., i.e. 50.00 Sq. Meters along with Proportionate share of land admeasuring 12.39 Sq. Meters, of Scheme Known as "SWAMINARAYAN BUSINESS PARK", in Situated at Non-agricultural Land Bearing Revenue Survey Nos. 230/ B/ 1 and 229/1 included in Draft T.P. Scheme No. 62 allotted Final Plot Nos. 29/1+30/1 i.e. admeasuring 10886 Sq. Meters and Revenue Survey Nos. 230/A/1 and 230/ B/2 included in Draft T.P. Scheme No. 62 allotted Final Plot No. 29/2 i.e. admeasuring 4030 Sq. Meters., and Revenue Survey No. 229/2 included in Draft T.P. Scheme No. 62 allotted Final Plot No. 30/2 paiki Sub-Plot No. 2 i.e. admeasuring 2991.08 Sq. Meters., Total admeasuring 17907.08 Sq. Meters i.e. 21416.87 Sq yards of Situate, lying and Being at Mouje - Narol, Taluka -Maninagar, Sub District - Ahmedabad-5 Narol, District Ahmedabad. Boundaries On or towards East – Shop No D-1/36, On or towards West – Shop No D-1/34, On or towards North – T P Road, On or towards South - Shop No D-1/33 <b>Name of the Mortgagor : Patel Amrutbhai Baldevbhai (Cersai Security Interest Id - 400080418104)</b> <b>Status Of Possession : Symbolic Possession</b>	RESERVE PRICE : Rs. 45,00,000.00  EMD : Rs. 4,50,000.00		
38			The Immoveable Commercial Property Office No. 228 on 2nd Floor in Block No. "D" (As per Broacher) and in Block No. "D/ 1" (As per Plan) having Carpet area admeasuring 226 Sq. Ft. i.e. admeasuring 21 Sq. Meters., Super Built-up area admeasuring 395 Sq. Ft., i.e. 36.71 Sq. Meters along with Proportionate share of land admeasuring 9.10 sq. Meters, of Scheme Known as "SWAMINARAYAN BUSINESS PARK", in Situated at Non-agricultural Land Bearing Revenue Survey Nos. 230/B/1 and 229/1 included in Draft T.P. Scheme No. 62 allotted Final Plot Nos. 29/1+30/1 i.e. admeasuring 10886 Sq. Meters and Revenue Survey Nos. 230/A/1 and 230/B/2 included in Draft T.P. Scheme No. 62 allotted Final Plot No. 29/2 i.e. admeasuring 4030 Sq. Meters., and Revenue Survey No. 229/2 included in Draft T.P. Scheme No. 62 allotted Final Plot No. 30/2 paiki Sub-Plot No. 2 i.e. admeasuring 2991.08 Sq. Meters., Total admeasuring 17907.08 Sq. Meters i.e. 21416.87 Sq. yards., of Situate, lying and Being at Mouje — Narol, Taluka -Maninagar, Sub District Ahmedabad- 5 Narol, Ahmedabad, Gujarat. Boundaries On or towards the East: Office No. D-1/207, On or towards the West: Society Road, On or towards the North: Office No. D-1/229, On or towards the South: Office No. D-1/227 <b>Name of the Mortgagor : Patel Jagrutiben Amrutbhai (Cersai Security Interest Id - 400080001443)</b> <b>Status Of Possession : Symbolic Possession</b>	RESERVE PRICE : Rs. 17,00,000.00  EMD : Rs. 1,70,000.00								

**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 30.01.2026 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.com) 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 27.01.2026.** **(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 **29.01.2026** 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 29.01.2026** 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: 29.01.2026.** **(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 15 days from the date of confirmation 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 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 260B 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. **(22)** Where Factory land, building and Plant and Machinery both are put on auction for any borrower, EMD only for factory land and building will not be considered and sale will be confirmed after the plant machinery are sold out.

For detailed terms and conditions of sale, please refer to the link provided in <https://baanknet.com/> and <https://www.canarabank.com> Also, Prospective Bidders may contact respective Branches / Authorised Officer.

**Date : 27.12.2025 | Place : Gandhinagar** **Sd/- Authorised Officer, Canara Bank**

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Ahmedabad