

 केनरा बैंक Canara Bank भारत सरकार का उद्योग A Government of India Undertaking  सिंडिकेट Syndicate	क्षेत्रीय कार्यालय - गांधीनगर/Regional Office - Gandhinagar प्लॉट क्रमांक 322 से 325/Plot No.322 to 325 समृद्धि कॉम्प्लेक्स/Samruddhi Complex पाट नगर भवन के पास/Near Patnagar Bhavan सेक्टर 16/Sector 16 घ रोड 4.5/GH Road 4.5 गांधीनगर 382016/Gandhinagar 382016
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Ref: 379/GRO/SALE/UMABHAVANI/2025

Date: 20.08.2025

To,

To M/S UMA BHAVANI OIL INDUSTRIES (Partnership firm) Borrower Add- SURVEY NO. 165, RATANPAR, KONDH ROAD, DHRANGADHRA, SURENDRA NAGAR, Gujrat-363310	Mr. Milanbhai Pravinbhai Patel (Partner & Guarantor) Add- S/O PRAVINBHAI PATEL, 1-38 PATEL FALIYU, NEAR SWAMINARAYAN MANDIR, VAGHGADH,, DHRANGADHRA, SURENDRA NAGAR, GUJARAT- 363310
Mr. Nagarbhai Mohanbhai Panchala (Partner & Guarantor) Add- S/O MOHANBHAI, MEIN BAJAR, SARVAL, DHRANGADHRA, SURENDRA NAGAR, GUJARAT-363310	Mrs. Varshaben Ratansinh Dodiya (Partner & Guarantor) Add- RATANPAR, TALUKA - DHRANGADHRA , DISTRICT- SURENDRANAGAR, GUJARAT- 363310
Mrs. Nimuben Chandrakatbhai Vithalapara (Partner & Guarantor) Add- NEAR RAMJI TEMPLE, NANA ANKEWALIYA, LAKHTAR, DHRANGADHRA, SURENDRA NAGAR, GUJRAT-363310	Mr Jitendrakumar Devjibhai daslaniya (Guarantor) Add – MAHAVIR PARK, NEAR PRUTHVI PARK HALVAD ROAD DHRANGADHRA SURENDRA NAGAR, GUJARAT – 363310
Mr. Parvinbhai karsanbhai Panchala (Guarantor) Add: VAGHGADH KANKAVATI, TALUKA: DHRANGADHRA DIST: SURENDRA NAGAR GUJARAT - 363310	

Dear Sir/Madam,

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

Internal



As you are aware, I on behalf of Canara Bank, DHRANDHARA Branch have taken Symbolic Possession on 10.06.2025 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 DHRANDHARA 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 बँक / CANARA BANK
प्रधिकृत अधिकारी / Authorised Officer
क्षेत्रीय कार्यालय / Regional Office
गांधीनगर / Gandhinagar

Authorised Officer
Canara Bank

ENCLOSURE - SALE NOTICE



(A GOVERNMENT OF INDIA UNDERTAKING)

क्षेत्रीय कार्यालय – गांधीनगर/Regional Office - Gandhinagar

प्लॉट क्रमांक 322 से 325/Plot No.322 to 325

समृद्धि कॉम्प्लेक्स/Samruddhi Complex

पाट नगर भवन के पास/Near Patnagar Bhavan

सेक्टर 16/Sector 16

घ रोड 4.5/GH Road 4.5

गांधीनगर 382016/Gandhinagar 382016

Mobile: 9426074256,

Email : roahd2rec@canarabank.com

E AUCTION SALE NOTICE

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 provision 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 charged to the Secured Creditor, the **SYMBOLIC POSSESSION** of which has been taken by the Authorized Officer of Canara Bank, Regional Office, Gandhinagar will be sold on "As is where is", "As is what is", and "Whatever there is" on **30.09.2025**, for recovery of Rs. 4,83,69,663.33 (Four crore eighty three lakhs sixty nine thousands six hundred sixty three rupees and thirty three paise only) as mentioned in Demand Notice Dated 27.03.2025 plus further interest and other charges due to the **DHRANDHARA** Branch of Canara Bank from the said borrowers/partners of the firm **M/S UMA BHAVANI OIL INDUSTRIES**

The **RESERVE PRICE** shall be deposited on or before **29.09.2025 at 5:00 PM**. As mentioned below

"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."



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Sr no	Property Details	Reserve Price	EMD Price
1	All that piece and parcel of the property situated at Mouje- Ratanpar, Tal. Dhrangadhra, Sub-Dist. Dhrangadhra, Dist. Surendranagar, Revenue Survey No. 165 adm. 11486 sq. mtrs. paiki 4279 sq. mtrs., (as per revenue record survey no. 165/paiki/1) and Revenue Survey No. 166 adm. 11448 sq. mtrs. paiki 4027 sq. mtrs. (As per revenue record survey no. 166/paiki/1) total 8306 sq. mtrs. N.A. land for industrial owned & possessed by M/s. Uma Bhavani Oil Industries, a partnership firm Boundaries of the property (As per Deed) EAST- Agriculture land of survey no. 165 paiki part & survey no. 166 paiki WEST- Govt. Kharabo NORTH- Agriculture land of survey no. 164 SOUTH- Survey no. 169(Govt. kharabo land) & Agriculture land survey no. 167	Rs. 1,40,20,000/-	Rs. 14,02,000/-
2	All that piece and parcel of the NA Land situated at - Mouje- Dhrangadhra, Tal. Dhrangadhra Sub-Dist. Dhrangadhra, Dist. Surendranagar, , Revenue Survey No. 904.1-2 paiki N.A. Plot no. 22 paiki Adm. 62.745 sq. mtrs.i.e. 75 04 sq. yds paiki part of southern side plot & construction consisting thereon two bed room, kitchen, Wash Room, Bathroom construction of 27.00 sq. mtrs. owned & possessed by Shri Pravinbhai Karsanbhai Panchala Boundaries of the property (As per Deed) EAST- Sariyan Road WEST- After wall plot no. 17 NORTH- Plot no.22 paiki house of Lalitaben Khushalbhai SOUTH- Plot no. 21	Rs. 11,30,000/-	Rs. 1,13,000/-
3	All that piece and parcel of the property situated at Mouje- Dhrangadhra, Tal. Dhrangadhra Sub-Dist. Dhrangadhra, Dist. Surendranagar, Revenue Survey No. 906, 907/1 & 907/2, Plot No. 62 Adm. 152.50 Sq. Mtrs. i.e. 182.40 Sq. Yds. out of its northern side part adm. 76.25 sq. mtrs. i.e. 91.20 sq. yds. Open N.A. residential use plot owned &	Rs. 21,80,000/-	Rs. 2,18,000/-



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	possessed by Shri Jitendrakumar Devjibhai Daslaniya. Boundaries of the property (As per Deed) EAST- Plot no. 59 WEST- 6 mtr. Road NORTH- Plot no. 61 SOUTH- Plot no 62 paiki part		
4	All that piece and parcel of the property situated at Mouje- Wadhwan, Sub-Dist. Wadhwan,, Tal. Wadhwan Dist. Surendranagar, , Revenue Survey No. 19 1902/1 paiki plot no. 16-17-29 paiki sub-plot no. 3 adm. 100.94 sq. yds. i.e. 84.40 sq. mtrs. plot area a construction thereon consisting of two bedroom, kitchen, balcony, bathroom and with open space to 50.61 sq. mtrs, construction owned & possessed by Nimuben Chandrakantbhai Vithalapara Boundaries of the property (As per Deed) EAST- Land of Revenue Suvey no. 1900 WEST- Road NORTH- Land of Raval Avinashbhai SOUTH- Property of Subplot no. 4	Rs. 23,45,000/-	Rs. 2,34,500/-
5	Plant and Machinery (Groundnut Oil Extracting mill)	1,53,000,00.00	15,30,000.00

केनरा बँक / CANARA BANK

प्रधिकृत अधिकारी / Authorised Officer
क्षेत्रीय कार्यालय / Regional Office
गांधीनगर / Gandhinagar

Date: 20.08.2025
Place: Gandhinagar

Authorised Officer
Canara Bank



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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 20.08.2025

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

a)

M/S UMA BHAVANI OIL INDUSTRIES

(Partnership firm)

Add- SURVEY NO. 165, RATANPAR, KONDH ROAD
DHRANGADHRA, SURENDRA NAGAR, Gujrat-363310

b)

Mr. Milanbhai Pravinbhai Patel

(Partner & Guarantor)

Add- S/O PRAVINBHAI PATEL, 1-38 PATEL FALIYU
NEAR SWAMINARAYAN MANDIR, VAGHGADH,
DHRANGADHRA, SURENDRA NAGAR, GUJARAT-363310

c)

Mr. Nagarbhai Mohanbhai Panchala

(Partner & Guarantor)

Add- S/O MOHANBHAI, MEIN BAJAR, SARVAL
DHRANGADHRA, SURENDRA NAGAR, GUJARAT-363310

d)

Mrs. Varshaben Ratansinh Dodiya

(Partner & Guarantor)

Add- RATANPAR, TALUKA - DHRANGADHRA
DISTRICT- SURENDRANAGAR, GUJARAT- 363310

e)

Mrs. Nimuben Chandrakatbhai Vithalapara

(Partner & Guarantor)

Add - NEAR RAMJI TEMPLE, NANA ANKEWALIYA,
LAKHTAR, DHRANGADHRA, SURENDRA NAGAR, GUJRAT-363310

f)

Mr Jitendrakumar Devjibhai daslaniya

(Guarantor)

Add – MAHAVIR PARK, NEAR PRUTHVI PARK
HALVAD ROAD DHRANGADHRA SURENDRA NAGAR
GUJARAT – 363310



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g)

Mr. Parvinbhai karsanbhai Panchala
(Guarantor)

Add: VAGHGADH KANKAVATI, TALUKA: DHRANGADHRA
DIST: SURENDRA NAGAR GUJARAT – 363310

3. Total liabilities as mentioned in Demand Notice dated 27.03.2025 Rs. 4,83,69,663.33 (Four crore eighty three lakhs sixty nine thousands six hundred sixty three rupees and thirty three paise only) plus further interest and other charges thereon.

4. (a) Mode of Auction: E-Auction
(b) Details of Auction service provider:

Service Provider	M/s PSB Alliance Pvt. ltd
Address	Corporate office: Unit 1, 3 rd floor , VIOS Commercial tower, Near wadala Truck terminal, Wadala East , Mumbai, Maharastra - 400037
Contact No.	8291220220, 7016716557, 9510-974587, ,6354-604884
E-mail ID	support.baanknet@psballiance.com
Website	https://baanknet.com/

(c) Date & Time of Auction: 30.09.2025 Time 1:00 PM - 03.00 PM

(d) Place of Auction: Online Auction

5. RESERVE PRICE:

For Property 1

The RESERVE PRICE will be Rs. 1,40,20,000/- and EARNEST MONEY of Rs.14,02,000/- shall be deposited on or before 29.09.2025 at 5:00 PM.

For Property 2

The RESERVE PRICE will be Rs. 11,30,000/- and EARNEST MONEY of Rs.1,13,000/- shall be deposited on or before 29.09.2025 at 5:00 PM.

For Property 3

The RESERVE PRICE will be Rs. 21,80,000/- and EARNEST MONEY of Rs.2,18,000/- shall be deposited on or before 29.09.2025 at 5:00 PM.

For Property 4

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The **RESERVE PRICE** will be Rs. 23,45,000/- and **EARNEST MONEY** of Rs. 2,34,500/- shall be deposited on or before **29.09.2025 at 5:00 PM.**

For Property 5

The **RESERVE PRICE** will be Rs. 1,53,000,00/- and **EARNEST MONEY** of Rs. 15,30,000/- shall be deposited on or before **29.09.2025 at 5:00 PM.**

6. Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://baanknet.com/>. 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, with Prior Appointment with Authorized Officer on 24.09.2025 between **10:00 AM to 5:00 PM.**

c) The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.

d) "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 **29.09.2025.**

e) Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the Service Provider:

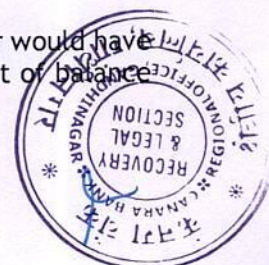
Service Provider	M/s PSB Alliance Pvt. Ltd
Address	Corporate office: Unit 1, 3rd floor , VIOS Commercial tower, Near wadala Truck terminal, Wadala East , Mumbai, Maharastra - 400037
Contact No.	8291220220, 7016716557, 9510-974587, ,6354-604884
E-mail ID	support.baanknet@psballiance.com
Website	https://baanknet.com/

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **29.09.2025** to Canara Bank, by hand or by email.

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.

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iii) Bidders Name. Contact No. Address, E Mail Id.

iv) Bidder's A/c details for online refund of EMD.

g) The intending bidders should register their names at portal - <https://baanknet.com/> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the Service Provider: -

Service Provider	M/s PSB Alliance Pvt. ltd
Address	Corporate office: Unit 1, 3rd floor , VIOS Commercial tower, Near wadala Truck terminal, Wadala East , Mumbai, Maharastra - 400037
Contact No.	8291220220, 7016716557, 9510-974587, ,6354-604884
E-mail ID	support.baanknet@psballiance.com
Website	https://baanknet.com/

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

i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000/- 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 favor of the successful bidder, subject to confirmation of the same by the secured creditor.

j) 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.

k) 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 and submit the original receipt of TDS certificate to the Bank.

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

m) 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.

n) 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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o) 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 Regional Office, Gandhinagar who, as a facilitating centre, shall make necessary arrangements.

p) For further details contact Mr. H Mohan Assistant General Manager, Canara Bank, Regional Office, Gandhinagar, Plot No.322 to 325, Samruddhi Complex, Near Patnagar Bhavan, Sector 16, 4.5/GH Road 4.5, Gandhinagar - 382016,

Mobile No.9427613781, E-mail id : roahd2rec@canarabank.com.

The Service Provider:

Service Provider	M/s PSB Alliance Pvt. ltd
Address	Corporate office: Unit 1, 3 rd floor , VIOS Commercial tower, Near wadala Truck terminal, Wadala East , Mumbai, Maharastra - 400037
Contact No.	8291220220, 7016716557, 9510-974587, ,6354-604884
E-mail ID	support.baanknet@psballiance.com
Website	https://baanknet.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: 20.08.2025

केनरा बँक / CANARA BANK

प्रभिकृत अधिकारी / Authorised Officer
क्षेत्रीय कार्यालय / Regional Office
गांधीनगर / Gandhinagar

Authorised Officer
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