

(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: ARM/ UMA INDUSTRIES/SALE NOTICE/061026/2026-27

Date: 27-08-2026

To,

|    |                                                                                                                                                                                                                                                                                                                                     |                      |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1. | M/S UMA INDUSTRIES<br>(PROPRIETOR MR. AKSH PATEL)<br><br>REGISTERED OFFICE: PLOT NO 41, GOKUL INDUSTRIAL PARK, SURVEY NO. 1082, 1084, 1093, KUBADTHAL, AHMEDABAD, GUJARAT- 382430.                                                                                                                                                  | BORROWER             |
| 2. | MR. AKSH PATEL<br><br>BUNGALOW NO. 14, KARNAVATI BUNGLOWS, KARNAVATI (VASTRAL) CO. OP. HOUSING SOCIETY, OPP. SWAMINARAYAN GURUKUL, NR. ALOK CHAR RASTA, TAKSHASHILA SCHOOL ROAD, VASTRAL, AHMEDABAD- 382418.<br><br>ALSO AT: PLOT NO 41, GOKUL INDUSTRIAL PARK, SURVEY NO. 1082, 1084, 1093, KUBADTHAL, AHMEDABAD, GUJARAT- 382430. | PROPRIETOR/ BORROWER |
| 3. | MR. NILESH VITTHALBHAI PATEL<br><br>BUNGALOW NO. 14, KARNAVATI BUNGLOWS, KARNAVATI (VASTRAL) CO. OP. HOUSING SOCIETY, OPP. SWAMINARAYAN GURUKUL, NR. ALOK CHAR RASTA, TAKSHASHILA SCHOOL ROAD, VASTRAL, AHMEDABAD- 382418.                                                                                                          | GUARANTOR/ MORTGAGER |

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,

  
AUTHORISED OFFICER  
CANARA BANK



ENCLOSURE - SALE NOTICE

Asset Recovery Management Branch/आ.व.प्र. शाखा  
7TH FLOOR, GIFT TOWER ONE /सातवींमंजिल, गिफ्ट टॉवर, 1 -  
GIFT City /गिफ्ट सिटी, GANDHINAGAR - 382355 (GUJARAT) /गांधीनगर- ३८२३५५, गुजरात

Tel No./दूरभाषसं. 079-69027812/818/820/822  
E-mail : [cb3966@canarabank.com](mailto:cb3966@canarabank.com)

(A GOVERNMENT OF INDIA UNDERTAKING)

**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 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 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 06-10-2026, for recovery of Rs. 1,31,89,319.21 (Rupees One Crore Thirty-One Lakh Eighty-Nine Thousand Three Hundred Nineteen and Twenty-One paise Only) + further Interest and charges thereon from 15/06/2026 in your Term Loan account and Rs. 25,27,379.37 (Rupees Twenty-Five Lakh Twenty-Seven Thousand Three Hundred Seventy-Nine and Thirty-Seven paise Only) + further Interest and charges thereon from 01.06.2026 in your OCC/ODBD Limit account, less recovery if any, due to the ARM Branch, Ahmedabad of Canara Bank from M/S UMA INDUSTRIES (BORROWER), MR. AKSH PATEL (PROPRIETOR/ BORROWER) & MR. NILESH VITTHALBHAI PATEL (GUARANTOR/ MORTGAGER), (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 Immovable Property <b>Bungalow No. 14</b> admsg. about 133.75 Sq. Mtr. i.e. Plot area alongwith Construction Thereon admsg about 170 Sq. Yards 142.14 Sq. Mtrs in the Society/Scheme " <b>Karnavati Bungalows</b> " Belonging to Karnavati (Vastral) Co. Op Housing Society Constructed on the Land Bearing Final Plot No. 66/2 of T.P.S. No. 113 of Survey No. 1047, 1054 to 1111/19, Situated Lying and Being at Mouje Vastral (Sim) of Taluka Vatva in the Registration Distrtict Ahmedabad and Sub District of Ahmedabad 14 (Vastral) Within the Sate of Gujarat and the Same is bounded as under-<br>East: Bungalow No. 19<br>West: Road<br>North: Bungalow No. 11<br>South: Bungalow No. 15<br><br>(CERSAI SECURITY INTEREST ID: 400083136399) | <b>Rs.</b><br><b>1,56,00,000/-</b> | <b>Rs.</b><br><b>15,60,000/-</b> |

b) The Earnest Money Deposit shall be deposited on or before dt. 05-10-2026.

Details and full description of the property (ies):

| Sr. No. | Property Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Name of the Title holder            |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| 1.      | All that Piece and Parcel of Immovable Property <b>Bungalow No. 14</b> admsg. about 133.75 Sq. Mtr. i.e. Plot area alongwith Construction Thereon admsg about 170 Sq. Yards 142.14 Sq. Mtrs in the Society/Scheme " <b>Karnavati Bungalows</b> " Belonging to Karnavati (Vastral) Co. Op Housing Society Constructed on the Land Bearing Final Plot No. 66/2 of T.P.S. No. 113 of Survey No. 1047, 1054 to 1111/19, Situated Lying and Being at Mouje Vastral (Sim) of Taluka Vatva in the Registration Distrtict Ahmedabad and Sub District of Ahmedabad 14 (Vastral) Within the Sate of Gujarat and the Same is bounded as under- | <b>MR. NILESH VITTHALBHAI PATEL</b> |



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|                                                                                                                                            |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|--|
| East: Bungalow No. 19<br>West: Road<br>North: Bungalow No. 11<br>South: Bungalow No. 15<br><br>(CERSAI SECURITY INTEREST ID: 400083136399) |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|--|

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

Date: 27-08-2026  
Place: GANDHINAGAR

  
AUTHORISED OFFICER  
CANARA BANK





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**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 27-08-2026**

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 UMA INDUSTRIES<br>(PROPRIETOR MR. AKSH PATEL)<br><br>REGISTERED OFFICE: PLOT NO 41, GOKUL INDUSTRIAL PARK, SURVEY NO. 1082, 1084, 1093, KUBADTHAL, AHMEDABAD, GUJARAT- 382430.                                                                                                                                                  | BORROWER             |
| 2. | MR. AKSH PATEL<br><br>BUNGALOW NO. 14, KARNAVATI BUNGLOWS, KARNAVATI (VASTRAL) CO. OP. HOUSING SOCIETY, OPP. SWAMINARAYAN GURUKUL, NR. ALOK CHAR RASTA, TAKSHASHILA SCHOOL ROAD, VASTRAL, AHMEDABAD- 382418.<br><br>ALSO AT: PLOT NO 41, GOKUL INDUSTRIAL PARK, SURVEY NO. 1082, 1084, 1093, KUBADTHAL, AHMEDABAD, GUJARAT- 382430. | PROPRIETOR/ BORROWER |
| 3. | MR. NILESH VITTHALBHAI PATEL<br><br>BUNGALOW NO. 14, KARNAVATI BUNGLOWS, KARNAVATI (VASTRAL) CO. OP. HOUSING SOCIETY, OPP. SWAMINARAYAN GURUKUL, NR. ALOK CHAR RASTA, TAKSHASHILA SCHOOL ROAD, VASTRAL, AHMEDABAD- 382418.                                                                                                          | GUARANTOR/ MORTGAGER |

3. Total liabilities: Rs. 1,31,89,319.21 (Rupees One Crore Thirty-One Lakh Eighty-Nine Thousand Three Hundred Nineteen and Twenty-One paise Only) + further Interest and charges thereon from 15/06/2026 in your Term Loan account and Rs. 25,27,379.37 (Rupees Twenty-Five Lakh Twenty-Seven Thousand Three Hundred Seventy-Nine and Thirty-Seven paise Only) + further Interest and charges thereon from 01.06.2026 in your OCC/ODBD Limit 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: 06-10-2026 Time 1.00 PM to 3.00 PM

(d) Place of Auction: Gandhinagar

5. Reserve Price & EMD Amt.:



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| SN | Property Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Reserve Price                      | EMD Amt.                         |
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| 1. | All that Piece and Parcel of Immovable Property <b>Bungalow No. 14</b> admsg. about 133.75 Sq. Mtr. i.e. Plot area alongwith Construction Thereon admsg about 170 Sq. Yards 142.14 Sq. Mtrs in the Society/Scheme <b>"Karnavati Bungalows"</b> Belonging to Karnavati (Vastral) Co. Op Housing Society Constructed on the Land Bearing Final Plot No. 66/2 of T.P.S. No. 113 of Survey No. 1047, 1054 to 1111/19, Situated Lying and Being at Mouje Vastral (Sim) of Taluka Vatva in the Registration Distict Ahmedabad and Sub District of Ahmedabad 14 (Vastral) Within the Sate of Gujarat and the Same is bounded as under-<br>East: Bungalow No. 19<br>West: Road<br>North: Bungalow No. 11<br>South: Bungalow No. 15<br><b>(CERSAI SECURITY INTEREST ID: 400083136399)</b> | <b>Rs.</b><br><b>1,56,00,000/-</b> | <b>Rs.</b><br><b>15,60,000/-</b> |

**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 **01.10.2026**.
- c) The property will be sold not below the Reserve Price.
- 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 05-10-2026".
- e) Intending bidders shall hold a valid e-mail address.
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **05-10-2026**, to Canara Bank, ARM Branch, Ahmedabad 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.
- 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 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:

Asset Recovery Management Branch/आ.व.प्र. शाखा  
7TH FLOOR, GIFT TOWER ONE /सातवीमंजील, गिफ्टटॉवर, 1 -  
GIFT City /गिफ्टसिटी, GANDHINAGAR - 382355 (GUJARAT) /गांधीनगर- ३८२३५५, गुजरात

Tel No./दूरभाषसं. 079-69027812/818/820/822

E-mail : [cb3966@canarabank.com](mailto:cb3966@canarabank.com)



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| For User Creation Helpline Number |               |             |                                                                          |
|-----------------------------------|---------------|-------------|--------------------------------------------------------------------------|
| SR NO                             | NAME          | CONTACT NO  | E MAIL ID                                                                |
| 1                                 | KARAN MODI    | 7016-716557 | <a href="mailto:karan@procure247.com">karan@procure247.com</a>           |
| 2                                 | VASU PATEL    | 9510-974587 | <a href="mailto:vasu.patel@procure247.com">vasu.patel@procure247.com</a> |
| 3                                 | KASHYAP PATEL | 6354-604884 | <a href="mailto:kashyap@procure247.com">kashyap@procure247.com</a>       |
| 4                                 | ANIMESH JAIN  | 7046-612345 | <a href="mailto:animesh@procure247.com">animesh@procure247.com</a>       |

- 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 multiples of Rs. 1,00,000.00 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.
- 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) 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.
- l) 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 factory Land & Building 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).
- m) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- n) 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.
- o) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- p) In case there are bidders who do not have access to the internet but interested in participating in the e-auction, they can approach concerned Circle Office, Ahmedabad or ARM Branch, Ahmedabad who, as a facilitating centre, shall make necessary arrangements.
- q) For further details contact **Authorised Officer, Canara Bank, ARM Branch** (Ph. No. 079-69027812/818/822/823, Mob -8238091942, 9981840790 9680505055) e-mail id: [cb3966@canarabank.com](mailto:cb3966@canarabank.com); the Service Provider: For further details contact Authorised Officer, Canara Bank, ARM Branch (Ph. No. 079-69027813/817/810/819, Mob -8238091942, 9680505055, 9981840790) e-mail id: [cb3966@canarabank.com](mailto: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](mailto:support.baanknet@psballiance.com)**

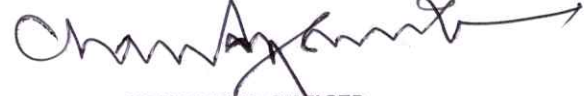


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**SPECIAL INSTRUCTION/CAUTION**

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: 27-08-2026

  
AUTHORISED OFFICER  
CANARA BANK  