केनरा बैंक Canara Bank
सिंडिकेट Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: ARM/SHIVANSH/SALE NOTICE/171126/2026-27 **Date: 23-10-2026**

To,

SN	BORROWER/S	SN	PARTNERS
1.	**M/s SHIVANSH CERAMIC (BHARAT) LLP** **(LIMITED LIABILITY PARTNERSHIP)** SHOP NO. 4, PARSHWANATH – 3, OPP. KUBER CINEMA, MORBI, MORBI MDG, DISTRICT- MORBI – 363641, GUJARAT MOBILE- 9586633311	1.	**Mr. MANOJKUMAR LALJIBHAI GADARA** **(DESIGNATED PARTNER)** S/O LALJIBHAI SHAMJIBHAI GADARA, A 201, UMA TOWNSHIP, MORVI, MORBI, GUJARAT-363641 Mobile No. 9586633311
2.	**M/s SHIVANSH CERAMIC (BHARAT) LLP** **(LIMITED LIABILITY PARTNERSHIP)** GROUND FLOOR, SR NO. 16 P1/P2, 16P2, 16P3, SHIVANSH CERAMIC BHARAT LLP, UNCHIMANDAL HALVAD ROAD, NEAR MARBILANO SURFACES LLP, SHANALA TALAVIYA, MORBI, DISTRICT- MORBI, GUJARAT -363642 MOBILE- 9586633311	2.	**Mr. BABUBHAI GOVINDBHAI MARAVANIYA** **(DESIGNATED PARTNER)** S/O GOVINDBHAI LAKHMAN MARAVANIYA, RAJPAR, RAJPAR, RAJKOT, GUJARAT -363641 Mobile No. - 8200507839
		3.	**Mr. DEVJI HANSARAJBHAI DETHARIA** **(DESIGNATED PARTNER)** S/O HANSARAJBHAI KARAMSHIBHAI DETHARIA SAJANPAR, SAJANPAR, RAJKOT, GUJARAT – 363641 Mobile No. - 7600840099
		4.	**Mr. BALVANT VAGHJI AGHARA** **(PARTNER)** S/O VAGHJI DEVABHAI AGHARA KHAREDA, KHAREDA, THORALA, RAJKOT, KHERDA, GUJARAT-363641 MOB NO. - 9913340949
		5.	**Mr. KAUSHIK VITHTHALBHAI MORADIYA (PARTNER)** S/O VITHTHALBHAI PARAVISTAR, MALVAN, SURENDRA NAGAR, GUJARAT – 363310 MOB NO. - 7874632080
		6.	**Mrs. HETALBEN ALPESHBHAI HALPARA (PARTNER)** 540, PLOT AREA OLD PLOT, PIPARA ,100 SQ. ME. PLOT, NEKNAM-2, NEKNAM, MORBI, GUJARAT-363650 MOB NO. - 8128832103

Dear Sir/Madam,

CANARA BANK ARM Branch C.O.AHMEDABAD

Asset Recovery Management Branch/आ.व.प्र .शाखा **Tel No./दूरभाषसं. 079-69027810/813/817/819**
7TH FLOOR, GIFT TOWER ONE /सातवींमंजील, गिफ्टटॉवर,1 - **E-mail : cb3966@canarabank.com**
GIFT City /गिफ्टसिटी, GANDHINAGAR – 382355 (GUJARAT) /गांधीनगर– ३८२३५५.गुजरात

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

(A GOVERNMENT OF INDIA UNDERTAKING)

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
अहमदाबाद / C.O.AHMEDABAD

AUTHORISED OFFICER
CANARA BANK

ENCLOSURE – SALE NOTICE

Asset Recovery Management Branch/आ.व.प्र .शाखा **Tel No./दूरभाषसं. 079-69027810/813/817/819**
7TH FLOOR, GIFT TOWER ONE /सातवींमंजील, गिफ्टटॉवर,1 - **E-mail : cb3966@canarabank.com**
GIFT City /गिफ्टसिटी, **GANDHINAGAR – 382355 (GUJARAT) /**गांधीनगर– ३८२३५५.गुजरात

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 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 **Physical Possession** of which has been taken by the Authorised Officer of the Canara Bank, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **17-11-2026**, for recovery of **Rs. 4,50,60,747.31 (Rupees Four Crore Fifty Lakh Sixty Thousand Seven Hundred Forty-Seven and Paisa Thirty-One Only) as on 13.12.2025 with interest and other charges thereon from 14.12.2025 in MSME-OD/OCC account and Rs. 6,60,25,662.81 (Rupees Six Crore Sixty Lakh Twenty-Five Thousand Six Hundred Sixty-Two and Paisa Eighty-One Only) as on 13.12.2025 with interest and other charges thereon from 14.12.2025 in the LOANS TO MSME - MFG INDUSTRIES account**, due to the ARM Branch, Ahmedabad of Canara Bank from **M/s SHIVANSH CERAMIC (BHARAT) LLP (LIMITED LIABILITY PARTNERSHIP), Mr. MANOJKUMAR LALJIBHAI GADARA (DESIGNATED PARTNER), Mr. BABUBHAI GOVINDBHAI MARAVANIYA (DESIGNATED PARTNER), Mr. DEVJI HANSARAJBHAI DETHARIA (DESIGNATED PARTNER), Mr. BALVANT VAGHJI AGHARA (PARTNER), Mr. KAUSHIK VITHTHALBHAI MORADIYA (PARTNER) & Mrs. HETALBEN ALPESHBHAI HALPARA (PARTNER) (hereinafter referred to as "the Borrower").**

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

SN	Property Details	Reserve Price	EMD Amt.
1.	EMT OF FACTORY LAND AND BUILDING, REVENUE SURVEY NO. 16 PAIKI1/PAIKI 2, SURVEY NO. 16 PAIKI 2 AND SURVEY NO. 16 PAIKI 3, ADMEASURING 28957.00 SQ. MTR. (BUILT UP AREA 12928.83 Sq. Mtrs.), STANDING ON LAND TOTALLY ADMEASURING 28957.00 SQ. MTRS. OF NON-AGRICULTURE LAND OF S. NO. 16P2, S. NO. 16P3 AND S. NO. 16P1/P2 SITUATED AT VILLAGE: SANALA (TALAVIYA), TALUKA MORBI, DISTRICT MORBI, GUJARAT **ADMEASURING 28957.00 SQ. MTR.** THE BOUNDARIES OF **S.NO 16P1/P2** - **North** – WASTE LAND **South** – LAND OF S. NO. 15 **East** – LAND OF S.NO. 16P2 **West** – LAND OF S. NO. 16P1 THE BOUNDARIES OF **S.NO 16P2** - **North** – WASTE LAND **South** – LAND OF S. NO. 15 **East** – LAND OF S.NO. 16P3 **West** – LAND OF S. NO. 16P1 THE BOUNDARIES OF **S.NO 16P3** - **North** – WASTE LAND **South** – LAND OF S. NO. 15 **East** – LAND OF S.NO. 19 AND 15 **West** – LAND OF S. NO. 16P2 **ASSET ID – 200080486302**	**Rs. 8,45,00,000/-**	**Rs. 84,50,000/-**

Asset Recovery Management Branch/आ.व.प्र .शाखा
7TH FLOOR, GIFT TOWER ONE /सातवींमंजील, गिफ्टटॉवर,1 -
GIFT City /गिफ्टसिटी, GANDHINAGAR – 382355 (GUJARAT) /गांधीनगर– ३८२३५५.गुजरात
Tel No./दूरभाषसं. 079-69027810/813/817/819
E-mail : cb3966@canarabank.com

CANARA BANK * ARM Branch * C.O.AHMEDABAD

	& PLANT AND MACHINERY (CERAMIC TILES MANUFACTURING UNIT) SITUATED AT, REVENUE SURVEY NO. 16 PAIKI1/PAIKI 2, SURVEY NO. 16 PAIKI 2 AND SURVEY NO. 16 PAIKI 3, ADMEASURING 28957.00 SQ. MTR. (BUILT UP AREA 12928.83 Sq. Mtrs.), STANDING ON LAND TOTALLY ADMEASURING 28957.00 SQ. MTRS. OF NON-AGRICULTURE LAND OF S. NO. 16P2, S. NO. 16P3 AND S. NO. 16P1/P2 SITUATED AT VILLAGE: SANALA (TALAVIYA), TALUKA MORBI, DISTRICT MORBI, GUJARAT IN THE NAME OF M/s SHIVANSH CERAMIC (BHARAT) LLP.		
1(A).	EMT OF FACTORY LAND AND BUILDING, REVENUE SURVEY NO. 16 PAIKI1/PAIKI 2, SURVEY NO. 16 PAIKI 2 AND SURVEY NO. 16 PAIKI 3, ADMEASURING 28957.00 SQ. MTR. (BUILT UP AREA 12928.83 Sq. Mtrs.), STANDING ON LAND TOTALLY ADMEASURING 28957.00 SQ. MTRS. OF NON-AGRICULTURE LAND OF S. NO. 16P2, S. NO. 16P3 AND S. NO. 16P1/P2 SITUATED AT VILLAGE: SANALA (TALAVIYA), TALUKA MORBI, DISTRICT MORBI, GUJARAT **ADMEASURING 28957.00 SQ. MTR.** THE BOUNDARIES OF **S.NO 16P1/P2** - **North** – WASTE LAND **South** – LAND OF S. NO. 15 **East** – LAND OF S.NO. 16P2 **West** – LAND OF S. NO. 16P1 THE BOUNDARIES OF **S.NO 16P2** - **North** – WASTE LAND **South** – LAND OF S. NO. 15 **East** – LAND OF S.NO. 16P3 **West** – LAND OF S. NO. 16P1 THE BOUNDARIES OF **S.NO 16P3** - **North** – WASTE LAND **South** – LAND OF S. NO. 15 **East** – LAND OF S.NO. 19 AND 15 **West** – LAND OF S. NO. 16P2 **ASSET ID – 200080486302**	**Rs. 6,45,00,000/-**	**Rs. 64,50,000/-**
1(B).	PLANT AND MACHINERY (CERAMIC TILES MANUFACTURING UNIT) SITUATED AT, REVENUE SURVEY NO. 16 PAIKI1/PAIKI 2, SURVEY NO. 16 PAIKI 2 AND SURVEY NO. 16 PAIKI 3, ADMEASURING 28957.00 SQ. MTR. (BUILT UP AREA 12928.83 Sq. Mtrs.), STANDING ON LAND TOTALLY ADMEASURING 28957.00 SQ. MTRS. OF NON-AGRICULTURE LAND OF S. NO. 16P2, S. NO. 16P3 AND S. NO. 16P1/P2 SITUATED AT VILLAGE: SANALA (TALAVIYA), TALUKA MORBI, DISTRICT MORBI, GUJARAT IN THE NAME OF M/s SHIVANSH CERAMIC (BHARAT) LLP.	**Rs. 2,00,00,000/-**	**Rs. 20,00,000/-**

केनरा बैंक / CANARA BANK आ.व.प्र. शाखा A.R.M. Branch अ.ज.अहमदाबाद / C.O.AHMEDABAD

2.	EMT OF SHOP AT GROUND FLOOR, SHOP NO. 4 HAVING BUILT UP AREA 19.92 SQ. MTRS STANDING ON PLOT NO. 15 OF NON-AGRICULTRE LAND R.S. NO. 66-K-/1 KNOWN AS A "PARSHAVNATH PARK" SITUATED AT VILLAGE TRAJPAR, TALUKA MORBI, DISTRICT MORBI, GUJARAT **ADMEASURING 19.92 Sq. Mtr.** THE BOUNDARIES ARE - **North** – BALCONY AND ROAD **South** – SHOP NO. 5 **East** – BALCONY AND ROAD **West** – SHOP NO. 3 **ASSET ID -200100586866**	**Rs. 6,75,000/-**	**Rs. 67,500/-**

b) The Earnest Money Deposit shall be deposited on or before dt. 16-11-2026.

Details and full description of the property (ies):

SN	Property Details	Name of the Title holder
1.	EMT OF FACTORY LAND AND BUILDING, REVENUE SURVEY NO. 16 PAIKI1/PAIKI 2, SURVEY NO. 16 PAIKI 2 AND SURVEY NO. 16 PAIKI 3, ADMEASURING 28957.00 SQ. MTR. (BUILT UP AREA 12928.83 Sq. Mtrs.), STANDING ON LAND TOTALLY ADMEASURING 28957.00 SQ. MTRS. OF NON-AGRICULTURE LAND OF S. NO. 16P2, S. NO. 16P3 AND S. NO. 16P1/P2 SITUATED AT VILLAGE: SANALA (TALAVIYA), TALUKA MORBI, DISTRICT MORBI, GUJARAT **ADMEASURING 28957.00 SQ. MTR.** THE BOUNDARIES OF **S.NO 16P1/P2** - **North** – WASTE LAND **South** – LAND OF S. NO. 15 **East** – LAND OF S.NO. 16P2 **West** – LAND OF S. NO. 16P1 THE BOUNDARIES OF **S.NO 16P2** - **North** – WASTE LAND **South** – LAND OF S. NO. 15 **East** – LAND OF S.NO. 16P3 **West** – LAND OF S. NO. 16P1 THE BOUNDARIES OF **S.NO 16P3** - **North** – WASTE LAND **South** – LAND OF S. NO. 15 **East** – LAND OF S.NO. 19 AND 15 **West** – LAND OF S. NO. 16P2 **ASSET ID – 200080486302**	**M/s SHIVANSH CERAMIC (BHARAT) LLP**

केनरा बैंक/CANARA BANK ARM Branch/C.O.AHMEDABAD

केनरा बैंक Canara Bank
सिंडिकेट Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)

2.	PLANT AND MACHINERY (CERAMIC TILES MANUFACTURING UNIT) SITUATED AT, REVENUE SURVEY NO. 16 PAIKI1/PAIKI 2, SURVEY NO. 16 PAIKI 2 AND SURVEY NO. 16 PAIKI 3, ADMEASURING 28957.00 SQ. MTR. (BUILT UP AREA 12928.83 Sq. Mtrs.), STANDING ON LAND TOTALLY ADMEASURING 28957.00 SQ. MTRS. OF NON-AGRICULTURE LAND OF S. NO. 16P2, S. NO. 16P3 AND S. NO. 16P1/P2 SITUATED AT VILLAGE: SANALA (TALAVIYA), TALUKA MORBI, DISTRICT MORBI, GUJARAT	**M/s SHIVANSH CERAMIC (BHARAT) LLP**
3.	EMT OF SHOP AT GROUND FLOOR, SHOP NO. 4 HAVING BUILT UP AREA 19.92 SQ. MTRS STANDING ON PLOT NO. 15 OF NON-AGRICULTRE LAND R.S. NO. 66-K-/1 KNOWN AS A "PARSHAVNATH PARK" SITUATED AT VILLAGE TRAJPAR, TALUKA MORBI, DISTRICT MORBI, GUJARAT **ADMEASURING 19.92 Sq. Mtr.** THE BOUNDARIES ARE - **North** – BALCONY AND ROAD **South** – SHOP NO. 5 **East** – BALCONY AND ROAD **West** – SHOP NO. 3 **ASSET ID -200100586866**	**Mr. BABUBHAI GOVINDBHAI MARVANIYA**

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: 23-10-2026
Place: GANDHINAGAR

AUTHORISED OFFICER
CANARA BANK

केनरा बैंक / CANARA BANK ARM Branch C.O.AHMEDABAD

Asset Recovery Management Branch/आ.व.प्र .शाखा **Tel No./दूरभाषसं. 079-69027810/813/817/819**
7TH FLOOR, GIFT TOWER ONE /सातवींमंजील, गिफ्टटॉवर.1 - **E-mail : cb3966@canarabank.com**
GIFT City /गिफ्टसिटी, **GANDHINAGAR – 382355 (GUJARAT) /**गांधीनगर– ३८२३५५.गुजरात

केनरा बैंक Canara Bank
सिंडिकेट Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 23-10-2026

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

SN	BORROWER/S	SN	PARTNERS
1.	**M/s SHIVANSH CERAMIC (BHARAT) LLP (LIMITED LIABILITY PARTNERSHIP)** SHOP NO. 4, PARSHWANATH – 3, OPP. KUBER CINEMA, MORBI, MORBI MDG, DISTRICT- MORBI – 363641, GUJARAT MOBILE- 9586633311	1.	**Mr. MANOJKUMAR LALJIBHAI GADARA (DESIGNATED PARTNER)** S/O LALJIBHAI SHAMJIBHAI GADARA, A 201, UMA TOWNSHIP, MORVI, MORBI, GUJARAT-363641 Mobile No. 9586633311
2.	**M/s SHIVANSH CERAMIC (BHARAT) LLP (LIMITED LIABILITY PARTNERSHIP)** GROUND FLOOR, SR NO. 16 P1/P2, 16P2, 16P3, SHIVANSH CERAMIC BHARAT LLP, UNCHIMANDAL HALVAD ROAD, NEAR MARBILANO SURFACES LLP, SHANALA TALAVIYA, MORBI, DISTRICT- MORBI, GUJARAT -363642 MOBILE- 9586633311	2.	**Mr. BABUBHAI GOVINDBHAI MARAVANIYA (DESIGNATED PARTNER)** S/O GOVINDBHAI LAKHMAN MARAVANIYA, RAJPAR, RAJPAR, RAJKOT, GUJARAT -363641 Mobile No. - 8200507839
		3.	**Mr. DEVJI HANSARAJBHAI DETHARIA (DESIGNATED PARTNER)** S/O HANSARAJBHAI KARAMSHIBHAI DETHARIA, SAJANPAR, SAJANPAR, RAJKOT, GUJARAT – 363641 Mobile No. - 7600840099
		4.	**Mr. BALVANT VAGHJI AGHARA (PARTNER)** S/O VAGHJI DEVABHAI AGHARA KHAREDA, KHAREDA, THORALA, RAJKOT, KHERDA, GUJARAT-363641 MOB NO. - 9913340949
		5.	**Mr. KAUSHIK VITHTHALBHAI MORADIYA (PARTNER)** S/O VITHTHALBHAI PARAVISTAR, MALVAN, SURENDRA NAGAR, GUJARAT – 363310 MOB NO. - 7874632080
		6.	**Mrs. HETALBEN ALPESHBHAI HALPARA (PARTNER)** 540, PLOT AREA OLD PLOT, PIPARA ,100 SQ. ME. PLOT, NEKNAM-2, NEKNAM, MORBI, GUJARAT-363650 MOB NO. – 8128832103

3. Total liabilities: Rs. 4,50,60,747.31 (Rupees Four Crore Fifty Lakh Sixty Thousand Seven Hundred Forty-Seven and Paisa Thirty-One Only) as on 13.12.2025 with interest and other charges thereon from 14.12.2025 in MSME-OD/OCC account and Rs. 6,60,25,662.81 (Rupees Six Crore Sixty Lakh Twenty-Five Thousand Six Hundred Sixty-

CANARA BANK * ARM Branch * C.O.AHMEDABAD

Two and Paisa Eighty-One Only) as on 13.12.2025 with interest and other charges thereon from 14.12.2025 in the LOANS TO MSME - MFG INDUSTRIES account, 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: 17-11-2026 Time 1.00 PM to 3.00 PM

(d) Place of Auction: Gandhinagar

5. Reserve Price & EMD Amt.:

SN	Property Details	Reserve Price	EMD Amt.
1.	EMT OF FACTORY LAND AND BUILDING, REVENUE SURVEY NO. 16 PAIKI1/PAIKI 2, SURVEY NO. 16 PAIKI 2 AND SURVEY NO. 16 PAIKI 3, ADMEASURING 28957.00 SQ. MTR. (BUILT UP AREA 12928.83 Sq. Mtrs.), STANDING ON LAND TOTALLY ADMEASURING 28957.00 SQ. MTRS. OF NON-AGRICULTURE LAND OF S. NO. 16P2, S. NO. 16P3 AND S. NO. 16P1/P2 SITUATED AT VILLAGE: SANALA (TALAVIYA), TALUKA MORBI, DISTRICT MORBI, GUJARAT **ADMEASURING 28957.00 SQ. MTR.** THE BOUNDARIES OF **S.NO 16P1/P2** - **North** – WASTE LAND **South** – LAND OF S. NO. 15 **East** – LAND OF S.NO. 16P2 **West** – LAND OF S. NO. 16P1 THE BOUNDARIES OF **S.NO 16P2** - **North** – WASTE LAND **South** – LAND OF S. NO. 15 **East** – LAND OF S.NO. 16P3 **West** – LAND OF S. NO. 16P1 THE BOUNDARIES OF **S.NO 16P3** - **North** – WASTE LAND **South** – LAND OF S. NO. 15 **East** – LAND OF S.NO. 19 AND 15 **West** – LAND OF S. NO. 16P2 **ASSET ID – 200080486302** **&** PLANT AND MACHINERY (CERAMIC TILES MANUFACTURING UNIT) SITUATED AT, REVENUE SURVEY NO. 16 PAIKI1/PAIKI 2, SURVEY NO. 16 PAIKI 2 AND SURVEY NO. 16 PAIKI 3, ADMEASURING 28957.00 SQ. MTR. (BUILT UP AREA 12928.83 Sq. Mtrs.), STANDING ON LAND TOTALLY ADMEASURING	**Rs. 8,45,00,000/-**	**Rs. 84,50,000/-**

	28957.00 SQ. MTRS. OF NON-AGRICULTURE LAND OF S. NO. 16P2, S. NO. 16P3 AND S. NO. 16P1/P2 SITUATED AT VILLAGE: SANALA (TALAVIYA), TALUKA MORBI, DISTRICT MORBI, GUJARAT IN THE NAME OF M/s SHIVANSH CERAMIC (BHARAT) LLP.		
1(A).	EMT OF FACTORY LAND AND BUILDING, REVENUE SURVEY NO. 16 PAIKI1/PAIKI 2, SURVEY NO. 16 PAIKI 2 AND SURVEY NO. 16 PAIKI 3, ADMEASURING 28957.00 SQ. MTR. (BUILT UP AREA 12928.83 Sq. Mtrs.), STANDING ON LAND TOTALLY ADMEASURING 28957.00 SQ. MTRS. OF NON-AGRICULTURE LAND OF S. NO. 16P2, S. NO. 16P3 AND S. NO. 16P1/P2 SITUATED AT VILLAGE: SANALA (TALAVIYA), TALUKA MORBI, DISTRICT MORBI, GUJARAT **ADMEASURING 28957.00 SQ. MTR.** THE BOUNDARIES OF **S.NO 16P1/P2** - **North** – WASTE LAND **South** – LAND OF S. NO. 15 **East** – LAND OF S.NO. 16P2 **West** – LAND OF S. NO. 16P1 THE BOUNDARIES OF **S.NO 16P2** - **North** – WASTE LAND **South** – LAND OF S. NO. 15 **East** – LAND OF S.NO. 16P3 **West** – LAND OF S. NO. 16P1 THE BOUNDARIES OF **S.NO 16P3** - **North** – WASTE LAND **South** – LAND OF S. NO. 15 **East** – LAND OF S.NO. 19 AND 15 **West** – LAND OF S. NO. 16P2 **ASSET ID – 200080486302**	**Rs. 6,45,00,000/-**	**Rs. 64,50,000/-**
1(B).	PLANT AND MACHINERY (CERAMIC TILES MANUFACTURING UNIT) SITUATED AT, REVENUE SURVEY NO. 16 PAIKI1/PAIKI 2, SURVEY NO. 16 PAIKI 2 AND SURVEY NO. 16 PAIKI 3, ADMEASURING 28957.00 SQ. MTR. (BUILT UP AREA 12928.83 Sq. Mtrs.), STANDING ON LAND TOTALLY ADMEASURING 28957.00 SQ. MTRS. OF NON-AGRICULTURE LAND OF S. NO. 16P2, S. NO. 16P3 AND S. NO. 16P1/P2 SITUATED AT VILLAGE: SANALA (TALAVIYA), TALUKA MORBI, DISTRICT MORBI, GUJARAT IN THE NAME OF M/s SHIVANSH CERAMIC (BHARAT) LLP.	**Rs. 2,00,00,000/-**	**Rs. 20,00,000/-**
2.	EMT OF SHOP AT GROUND FLOOR, SHOP NO. 4 HAVING BUILT UP AREA 19.92 SQ. MTRS STANDING ON PLOT NO. 15 OF NON-AGRICULTRE LAND R.S. NO. 66-K-/1 KNOWN AS A "PARSHAVNATH PARK" SITUATED AT VILLAGE TRAJPAR, TALUKA MORBI, DISTRICT MORBI, GUJARAT **ADMEASURING 19.92 Sq. Mtr.** THE BOUNDARIES ARE - **North** – BALCONY AND ROAD **South** – SHOP NO. 5 **East** – BALCONY AND ROAD **West** – SHOP NO. 3 **ASSET ID -200100586866**	**Rs. 6,75,000/-**	**Rs. 67,500/-**

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 **12.11.2026.**

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 alone or plant and machinery alone or for both. In case of consolidated bid for factory land & building and plant & machinery, preference will be given to the said bidder.

d) In case of single bid for factory land & building only, then the physical possession will be handed over to successful bidder 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 16-11-2026.**

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 **16-11-2026**, 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.

i) 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) and Rs. 10,000.00 for property at Sr. No. 2** 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 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).

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.

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: 23-10-2026

AUTHORISED OFFICER
CANARA BANK

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