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

Ref: ARM/VCERA TILES/E-AUCTION/MAY-25/2025-26 Date: 09.05.2025

To,

M/S V CERA TILES LLP (LLP)(BORROWER) REVENUE SURVEY NO. 72P/4, NEAR JAXX VITRIFIED AND OPP LUXUICO CERAMIC, NEARBY IVANTA CERAMIC & ARTIZ CERAMIC UNIT, PIPALI TO TIMBADI ROAD, APPROACH FROM MALIYA NH, AT TIMABDI, TALUKA AND DISTRICT MORBI, GUJARAT – 363 642	**M/S V CERA TILES LLP (LLP)(BORROWER)** 201, RADHIKA PALACE SARDAR NAGAR, KANYA CHHATRALAY ROAD NA, MORBI, RAJKOT, GUJARAT 363641
MR. NARESHBHAI MAGANBHAI VISODIYA(PARTNER) **S/O MR. MAGANBHAI VISODIYA** OTALA, TANKARA, MORBI-363650	**MR. KAUSHIKBHAI MAGANBHAI VISODIYA (PARTNER)** **S/O MR. MAGANBHAI VISODIYA** OTALA, TANKARA, MORBI-363650
MR. MAYURBHAI BIPINBHAI PADSUMBIYA (PARTNER) **S/O MR. BIPINBHAI PADSUMBIYA** NANI VAVDI, MORBI-363641	**MR. MEHULKUMAR PRAVINBHAI LUKKA (PARTNER)** **S/O MR. PRAVINBHAI LUKKA** 203, ASHOPALAV PALACE, RAVAPAR ROAD, OPP MAHABALI HANUMAN TEMPLE, PATEL NAGAR SOCIETY, MORBI-363641
MR. VISHALKUMAR MANSUKHBHAI FEFAR (PARTNER) **S/O MR. MANSUKHBHAI RAVJIBHAI FEFAR** HIRAPAR, MORBI – 363650	**MR. SANDIPKUMAR AMARSHIBHAI BAVARVA (PARTNER)** **S/O MR. AMARSHIBHAI SAVJIBHAI BAVARVA** 40, CHINMAY NAGAR, BHAVPAR, MORBI – 363660
MR. KALPESHKUMAR MANJIBHAI PAIJA (PARTNER) **S/O MR. MANJIBHAI KANJIBHAI PAIJA** CHINMAY NAGAR, BHAVPAR, MORBI – 363660	**MR. KIRANBHAI ASHVINBHAI PATEL (PARTNER)** **S/O MR. ASHVINBHAI NARANBHAI PATEL** PARTHNAGAR SOCIETY MANJIPURA, DABHAN NADIAD, KHEDA, 387320
MR. MANSUKHBHAI BHUPATBHAI THORIYA (PARTNER) **S/O MR. BHUPATBHAI LALJIBHAI THORIYA** LALPAR, MORBI-363641	**MR. MANOJKUMAR RAYCHANDBHAI PATEL (PARTNER)** **S/O MR. RAYCHANDBHAI MOTIBHAI PATEL** RAMPURA, SARDARPUR, BANASKANTHA, PALANPUR-385001
MR. HITESHKUMAR BHIKHALAL BHUT (PARTNER) **S/O MR. BHIKHALAL MAVJIBHAI BHUT** OTALA, RAJKOT-363650	**MR. BHAVENKUMAR JIVRAJBHAI PADALIYA (GUARANTOR)** **S/O JIVRAJBHAI PARSHOTTAMBHAI PADALIYA** 302, SNOWHILL APARTMENT, SOHAM PARK SANALA ROAD, CENAL ROAD, MORBI- 363641

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ARM BRANCH
SABARMATI CAPITAL ONE,
7TH FLOOR, GIFT ONE BUILDING,
ROAD 5C GIFT CITY,
GANDHINAGAR, GUJARAT - 382355

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

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MR. HIRENKUMAR MANSUKHBHAI KAVAR (GUARANTOR) **S/O MR. MANSUKHBHAI VASHRAMBHAI KAVAR** 31, ALAP PARK, SINTIFIC WADI, MORBI- 363641	**MR. BHIKHALAL MAVJIBHAI BHUT (GUARANTOR)** **S/O MR. MAVJIBHAI HIRABHAI BHUT** SAI KRUPA, ROADWAYS, OTALA, MORBI- 363642
MR. VIJAYKUMAR GANESHBHAI RANGPARIYA (GUARANTOR) **S/O MR. GANESHBHAI JIVRAJBHAI RANGPARIYA** GHUNDA, SAJANPAR, MORBI- 363641	**MR. SHANTILAL KANJIBHAI PAIJA (GUARANTOR)** **S/O MR. KANJIBHAI GANGARAMBHAI PAJIA** 45, CHINMAYANAGAR, BHAVPAR, MORBI-363660
MR. INDRAVADAN MAGANBHAI KAVAR (GUARANTOR) **S/O MR. MAGANBHAI KAVAR** MAHENDRANAGAR, MORBI- 363641	**MR. ARUNBHAI PARSOTAMBHAI FULTARIYA (GUARANTOR)** **S/O MR. PARSOTAMBHAI GHELABHAI FULTARIYA** SHREE KRUPA SOCIETY, OPP. HANUMANJI TEMPLE, GHUNDA, MORBI ROAD, MORBI.

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)& 9(1)of the Security Interest (Enforcement) Rules, 2002.

****

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

CANARA BANK ARM Branch AHMEDABAD

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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) & 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s), Guarantor (s) and Partner (s) that the below described movable and immovable properties charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of Canara Bank will be sold on "As is where is", "As is what is", and "Whatever there is" on **31-05-2025** for recovery of Rs. 10,99,17,105.80 (Rupees Ten Crore Ninety Nine Lakhs Seventeen Thousand One Hundred Five and Paisa Eighty Only) as on 14-04-2025 plus further interest and charges thereon due to the ARM Branch, Ahmedabad of Canara Bank from M/s V CERA TILES LLP (LLP Firm) represented through its partners and guarantors - **Mr. Nareshbhai Maganbhai Visodiya, Mr. Kaushikbhai Maganbhai Visodiya, Mr. Mayurbhai Bipinbhai Padsumbiya, Mr. Mehulkumar Pravinbhai Lukka, Mr. Vishalkumar Mansukhbhai Fefar, Mr. Sandipkumar Amarshibhai Bavarva, Mr. Kalpeshkumar Manjibhai Paija , Mr. Kiranbhai Ashvinbhai Patel, Mr. Mansukhbhai Bhupatbhai Thoriya, Mr. Manojkumar Raychandbhai Patel and Mr. Hiteshkumar Bhikhalal Bhut (Partners/Mortgagors/Guarantors) & Mr. Bhavenkumar Jivrajbhai Padaliya, Mr. Hirenkumar Mansukhbhai Kavar, Mr. Bhikhalal Mavjibhai Bhut, Mr. Vijaykumar Ganeshbhai Rangpariya, Mr. Shantilal Kanjibhai Paija, Mr. Indravadan Maganbhai Kavar and Mr. Arunbhai Parsotambhai Fultariya(Guarantors).**

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

SR	Property Details	Reserve Price	EMD Amt.
1.	Industrial Land & Building with allied civil construction at Timabadi, Revenue Survey No. 72P/4, Near Jaxx vitrified and opp Luxuico Ceramic, Nearby Ivanta Ceramic & Artiz Ceramic Unit, Popali to Timbadi Road, Approach from Maliya NH,At Timabdi, Taluka and District Morbi, Gujarat-363642 Total admeasuring 20437 Sq. Mtrs. Bounded as under: On or towards East: Road On or towards west: Land of S. No. 73/2p1, 73/2p2 & 73/2p3 On or towards North: Land of S. No. 72p5 On or towards South: N.A. Land of S No. 72p 1 & 72p 2 owned by M/s. Jaxx Vitrified Pvt. Ltd.	Rs. 8,21,70,000/-	Rs. 82,17,000/-

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SR	Property Details	Reserve Price	EMD Amt.
2.	Plant and Machinery (Used for manufacturing of Ceramic wall tiles) Installed at Industrial Land & Building with allied civil construction at Timabadi, Revenue Survey No. 72P/4, Near Jaxx vitrified and opp Luxuico Ceramic, Nearby Ivanta Ceramic & Artiz Ceramic Unit, Popali to Timbadi Road, Approach from Maliya NH,At Timabdi, Taluka and District Morbi, Gujarat-363642 Total admeasuring 20437 Sq. Mtrs.	Rs. 1,80,00,000/-	Rs. 18,00,000/-

b) The Earnest Money Deposit shall be deposited on or before dt. 30-05-2025.

Details and full description of the property (ies):

Sr	Details of the Security
1.	Industrial Land & Building with allied civil construction at Timabadi, Revenue Survey No. 72P/4, Near Jaxx vitrified and opp Luxuico Ceramic, Nearby Ivanta Ceramic & Artiz Ceramic Unit, Popali to Timbadi Road, Approach from Maliya NH,At Timabdi, Taluka and District Morbi, Gujarat-363642 Total admeasuring 20437 Sq. Mtrs. Bounded as under: Bounded as under: On or towards East: Road On or towards west: Land of S. No. 73/2p1, 73/2p2 & 73/2p3 On or towards North: Land of S. No. 72p5 On or towards South: N.A. Land of S No. 72p 1 & 72p 2 owned by M/s. Jaxx Vitrified Pvt. Ltd.
2.	Plant and Machinery (Used for manufacturing of Ceramic wall tiles) Installed at Industrial Land & Building with allied civil construction at Timabadi, Revenue Survey No. 72P/4, Near Jaxx vitrified and opp Luxuico Ceramic, Nearby Ivanta Ceramic & Artiz Ceramic Unit, Popali to Timbadi Road, Approach from Maliya NH,At Timabdi, Taluka and District Morbi, Gujarat-363642 Total admeasuring 20437 Sq. Mtrs.

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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. 079-69027812 / 818 / 822/823 during office hours on any working day.

Place: Gandhinagar
Date: 09-05-2025

Authorised Officer
Canara Bank

CANARA BANK ARM Branch A.O. AHMEDABAD

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 09-05-2025

1. Name and Address of the Secured Creditor: Canara Bank, ARM Branch, Ahmedabad.

2. Name and Address of the Borrower(s)/ Guarantor(s)/ Partner (s):

M/S V CERA TILES LLP (LLP)(BORROWER) REVENUE SURVEY NO. 72P/4, NEAR JAXX VITRIFIED AND OPP LUXUICO CERAMIC, NEARBY IVANTA CERAMIC & ARTIZ CERAMIC UNIT, PIPALI TO TIMBADI ROAD, APPROACH FROM MALIYA NH, AT TIMABDI, TALUKA AND DISTRICT MORBI, GUJARAT – 363 642	**M/S V CERA TILES LLP (LLP)(BORROWER)** 201, RADHIKA PALACE SARDAR NAGAR, KANYA CHHATRALAY ROAD NA, MORBI, RAJKOT, GUJARAT 363641
MR. NARESHBHAI MAGANBHAI VISODIYA(PARTNER) **S/O MR. MAGANBHAI VISODIYA** OTALA, TANKARA, MORBI-363650	**MR. KAUSHIKBHAI MAGANBHAI VISODIYA (PARTNER)** **S/O MR. MAGANBHAI VISODIYA** OTALA, TANKARA, MORBI-363650
MR. MAYURBHAI BIPINBHAI PADSUMBIYA (PARTNER) **S/O MR. BIPINBHAI PADSUMBIYA** NANI VAVDI, MORBI-363641	**MR. MEHULKUMAR PRAVINBHAI LUKKA (PARTNER)** **S/O MR. PRAVINBHAI LUKKA** 203, ASHOPALAV PALACE, RAVAPAR ROAD, OPP MAHABALI HANUMAN TEMPLE, PATEL NAGAR SOCIETY, MORBI-363641
MR. VISHALKUMAR MANSUKHBHAI FEFAR (PARTNER) **S/O MR. MANSUKHBHAI RAVJIBHAI FEFAR** HIRAPAR, MORBI – 363650	**MR. SANDIPKUMAR AMARSHIBHAI BAVARVA (PARTNER)** **S/O MR. AMARSHIBHAI SAVJIBHAI BAVARVA** 40, CHINMAY NAGAR, BHAVPAR, MORBI – 363660
MR. KALPESHKUMAR MANJIBHAI PAIJA (PARTNER) **S/O MR. MANJIBHAI KANJIBHAI PAIJA** CHINMAY NAGAR, BHAVPAR, MORBI – 363660	**MR. KIRANBHAI ASHVINBHAI PATEL (PARTNER)** **S/O MR. ASHVINBHAI NARANBHAI PATEL** PARTHNAGAR SOCIETY MANJIPURA, DABHAN NADIAD, KHEDA, 387320
MR. MANSUKHBHAI BHUPATBHAI THORIYA (PARTNER) **S/O MR. BHUPATBHAI LALJIBHAI THORIYA** LALPAR, MORBI-363641	**MR. MANOJKUMAR RAYCHANDBHAI PATEL (PARTNER)** **S/O MR. RAYCHANDBHAI MOTIBHAI PATEL** RAMPURA, SARDARPUR, BANASKANTHA, PALANPUR-385001
MR. HITESHKUMAR BHIKHALAL BHUT (PARTNER) **S/O MR. BHIKHALAL MAVJIBHAI BHUT** OTALA, RAJKOT-363650	**MR. BHAVENKUMAR JIVRAJBHAI PADALIYA (GUARANTOR)** **S/O JIVRAJBHAI PARSHOTTAMBHAI PADALIYA** 302, SNOWHILL APARTMENT, SOHAM PARK SANALA

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3. **Total liabilities:** Rs. 10,99,17,105.80 (Rupees Ten Crore Ninety-Nine Lakhs Seventeen Thousand One Hundred Five and Paisa Eighty Only) as on 14-04-2025 plus further interest and charges thereon 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, Maharastra - 400037
Helpdesk Number	8291220220, 9892219848, 8160205051
Email	support.baanknet@psballiance.com,
Website	https://baanknet.com/

(c) Date & Time of Auction: 31-05-2025 Time 1.00 PM to 3.00 PM
(d) Place of Auction: Gandhinagar

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5. Reserve Price & EMD Amt.:

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2	Plant and Machinery (Used for manufacturing of Ceramic wall tiles) Installed at Industrial Land & Building with allied civil construction at Timabadi, Revenue Survey No. 72P/4, Near Jaxx vitrified and opp Luxuico Ceramic, Nearby Ivanta Ceramic & Artiz Ceramic Unit, Popali to Timbadi Road, Approach from Maliya NH,At Timabdi, Taluka and District Morbi, Gujarat-363642 Total admeasuring 20437 Sq. Mtrs.	Rs. 1,80,00,000/-	Rs 18,00,000/-

6. Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding'' through the website of M/S e-Procurement Technologies Pvt. Ltd. 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 **27-05-2025.**

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 30-05-2025.**

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

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f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **30-05-2025**, 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:

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

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. 50,000.00 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 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, 8470037686, 9680505055, 7415811363) e-mail id:cb3966@canarabank.com; the Service Provider: For further details contact Authorised Officer, Canara Bank, ARM Branch (Ph. No. 079-69027812/818/822/823, Mob -8238091942, 9680505055, 8470037686) 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.

केनरा बैंक Canara Bank

सिंडिकेट Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)

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: 09-05-2025

Authorised Officer
Canara Bank

आस्ति वसूली प्रबंधन,
साबरमती केपिटल वन,
७वीं मंजिल, गिफ्ट वन बिल्डंग,
रॉड 5सी, गिफ्ट सिटी,
गांधीनगर, गुजरात 382355 -

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