

Ref: ARM/RAMDEV/SALE NOTICE/070526/2026-27

Date: 18.04.2026

To,

| Sr | BORROWER/S | SN | GUARANTOR/S & MORTGAGOR/S |
|----|---|----|--|
| 1. | <p>M/s. Ramdev International Castor Products Private Limited (RICPPL)</p> <p>Regd. Address: C/O RAMDEV OIL MILL BH KOTAK GINNING VILLAGE KALYANPURA TALUKA KADI MAHESANA Mahesana – 382728 Gujarat</p> <p>Address: Survey No. 184, Vimal Road, Kalyanpura, Kadi, - 382 715, Taluka: Kadi, Dist. Mehsana, (Gujarat).</p> | 1. | <p>Mr. Patel Baldevbhai Maganbhai (Deceased) through legal heirs Address: 9/155/2, Patel Vas, Kalyanpura, Kadi- 382165 Dist. Mehsana, Gujarat</p> <p>Legal Heirs of Mr. Patel Baldevbhai Maganbhai:</p> <p>i. Vijayaben Baldevbhai Patel – Wife Address: 9/155/2, Patel Vas, Kalayanpura Kadi-382165, Dist Mehsana, Gujarat</p> <p>ii. Prakashbhai Baldevbhai Patel – Son Address: 9/155/2, Patel Vas, Kalayanpura Kadi-382165, Dist Mehsana, Gujarat</p> <p>iii. Ansuyaben Baldevbhai Patel – Daughter Address: 9/155/2, Patel Vas, Kalayanpura Kadi-382165, Dist Mehsana, Gujarat</p> <p>iv. Narmadaben Baldevbhai Patel – Daughter Address: 9/155/2, Patel Vas, Kalayanpura Kadi-382165, Dist Mehsana, Gujarat</p> <p>v. Padmaben Baldevbhai Patel – Daughter Address: 9/155/2, Patel Vas, Kalayanpura Kadi-382165, Dist Mehsana, Gujarat</p> <p>vi. Amrutbhai Baldevbhai Patel – Son Address: 9/155/2, Patel Vas, Kalayanpura Kadi-382165, Dist Mehsana, Gujarat</p> |
| 2. | <p>Mr. Amrutbhai Baldevbhai Patel (Director) Address: Residence S Plot no. 149,150 in Plot no. 3, s no. 150 P, Kalayanpura, kadi-382715, Dist. Mehsana, Gujarat</p> | 2. | <p>Mr. Patel Prakashbhai Baldevbhai Address: BHAKTINAGAR Kalayanpura, Kadi- 382165Dist. Mehsana, Gujarat</p> |
| 3. | <p>Kishan Prakashbhai Patel - (Director) Address: 9-27, Devji Pura New bus stand, East Kalyanpura, Kadi, Dist. Mehsana, Gujarat</p> | 3. | <p>Mrs. Patel Vandnaben Prakash bhai Address: 9-27, DevjiPura New bus stand, East Kalyanpura, Kadi- 382165 Dist. Mehsana, Gujarat</p> |
| | | 4. | <p>Mrs. Patel Jagrutiben Amrutbhai Address: 9-27, DevjiPura New bus stand, East Kalyanpura, Kadi- 382165 Dist. Mehsana, Gujarat</p> |

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



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| Sr | BORROWER/S | SN | GUARANTOR/S & MORTGAGOR/S |
|----|------------|----|--|
| | | 5. | Patel Hasmukhbhai Ranchodbhai Address: Patel VAS, Dolatpura Goraiya, Viramgam, Ahmedabad- 382150 Dist. Ahmedabad, Gujarat |
| | | 6. | Patel Karshanbhai Popatbhai Address: ANUPAM SHERI Kalyanpura, Kadi- 382165 Dist. Mehsana, Gujarat |
| | | 7. | Mr. Amrutbhai Baldevbhai Patel (Director) Address: Residence S Plot no. 149,150 in Plot no. 3, s no. 150 P, Kalayanpura, kadi-382715, Dist. Mehsana, Gujarat |
| | | 8. | Kishan Prakashbhai Patel- (Director) Address: 9-27, Devji Pura New bus stand, East Kalyanpura, Kadi, Dist. Mehsana, Gujarat |
| | | 9. | Shri Ladhambhai Ukabhai Patel (Deceased) through legal heirs Address: Anupam Sheri Kalyanpura, Tal.: -Kadi, Dist.: -Mehsana, Gujarat-382165 Legal Heirs of Shri Ladhambhai Ukabhai Patel: i. Savitben Ladhambhai Patel – Wife Address: Anupam Sheri Kalayanpura Tal: Kadi, Dist: Mehsana, Gujarat-382165 ii. Ranjanben Ladhambhai Patel – Daughter Address: Anupam Sheri Kalayanpura Tal: Kadi, Dist: Mehsana, Gujarat-382165 iii. Kailashben Ladhambhai Patel – Daughter Address: Anupam Sheri Kalayanpura Tal: Kadi, Dist: Mehsana, Gujarat-382165 iv. Induben Ladhambhai Patel – Daughter Address: Anupam Sheri Kalayanpura Tal: Kadi, Dist: Mehsana, Gujarat-382165 v. Jasuben Ladhambhai Patel – Daughter Address: Anupam Sheri Kalayanpura Tal: Kadi, Dist: Mehsana, Gujarat-382165 vi. Sarojben Ladhambhai Patel – Daughter |

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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) 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 Authorised Officer of the Canara Bank, will be sold on **“As is where is”, “As is what is”, and “ Whatever there is”** on **07.05.2026**, for recovery of **Rs 20,62,05,635.93 (Rupees Twenty crore Sixty Two lakh five thousand six hundred thirty five and ninety three paise only) + further Interest and charges thereon** from 09.08.2025, due to the ARM Branch, Ahmedabad of Canara Bank from (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 Ladhnbhai Ukabhai Patel and legal heirs (Guarantor/Mortgagor)**

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

| Sr. No. | Property Details | Reserve Price | EMD Amt. |
|---------|---|-------------------|--------------------|
| 1. | The immovable non-agriculture Industrial land bearing khata no. 952, survey no, 456 (old survey no. 184) adm 0-47-73 hec. are sq. metres., situate, lying in the sim of village-kalyanpura, taluka- kadi, district Mehsana (Gujarat). Boundaries On or towards the East: Survey No. 458 On or towards the West - Survey No. 455 On or towards the North – Not Clear On or towards the North – Not Clear (CERSAI Security ID – 400080371110) | Rs. 2,52,00,000/- | Rs. 25,20,000/- |
| 2. | The immovable non-agriculture Industrial land bearing khata no. 951, survey no. 457 (old survey no. 184/palkl 1) adm 0-54-56 hec. are sq. mtrs., situate, lying in the sim of village-kalyanpura, taluka- kadi, district-Mehsana, Gujarat. Boundaries On or towards the East: Survey No. 458 On or towards the West: Survey No. 456 On or towards the North: Not Clear On or towards the South: Not Clear (CERSAI Security ID – 400080377596) | | |

b) The Earnest Money Deposit shall be deposited on or before dt. 06.05.2026.

Details and full description of the property (ies):

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

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| Sr. No. | Property Details | Name of the Title holder |
|---------|--|---|
| 1. | The immovable non-agriculture Industrial land bearing khata no. 952, survey no, 456 (old survey no. 184) adm 0-47-73 hec. are sq. metres., situate, lying in the sim of village-kalyanpura, taluka-kadi, district Mehsana (Gujarat). Boundaries On or towards the East: Survey No. 458 On or towards the West - Survey No. 455 On or towards the North – Not Clear On or towards the North – Not Clear (CERSAI Security ID – 400080371110) | Patel Baldevbhai Maganbhai & Patel Ladhabhai Ukabhai |
| 2. | The immovable non-agriculture Industrial land bearing khata no. 951, survey no. 457 (old survey no. 184/palkl 1) adm 0-54-56 hec. are sq. mtrs., situate, lying in the sim of village-kalyanpura, taluka- kadi, district-Mehsana, Gujarat. Boundaries On or towards the East: Survey No. 458 On or towards the West: Survey No. 456 On or towards the North: Not Clear On or towards the South: Not Clear (CERSAI Security ID – 400080377596) | |

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 / 820 / 822 during office hours on any working day.

Date: 18.04.2026
 Place: GANDHINAGAR



AUTHORISED OFFICER
 CANARA BANK

Asset Recovery Management Branch/आ.व.प्र. शाखा
 7TH FLOOR, GIFT TOWER ONE /सातवींमंजिल, गिफ्टटॉवर, 1 -
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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 18.04.2026

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

| Sr | BORROWER/S | SN | GUARANTOR/S & MORTGAGOR/S |
|----|--|----|--|
| 1. | <p>M/s. Ramdev International Castor Products Private Limited (RICPPL)</p> <p>Regd. Address: C/O RAMDEV OIL MILL BH KOTAK GINNING VILLAGE KALYANPURA TALUKA KADI MAHESANA Mahesana – 382728 Gujarat</p> <p>Address: Survey No. 184, Vimal Road, Kalyanpura, Kadi, - 382 715, Taluka: Kadi, Dist. Mehsana, (Gujarat).</p> | 1. | <p>Mr. Patel Baldevbhai Maganbhai (Deceased) through legal heirs Address: 9/155/2, Patel Vas, Kalyanpura, Kadi- 382165 Dist. Mehsana, Gujarat</p> <p>Legal Heirs of Mr. Patel Baldevbhai Maganbhai:</p> <p>i. Vijayaben Baldevbhai Patel – Wife Address: 9/155/2, Patel Vas, Kalayanpura Kadi-382165, Dist Mehsana, Gujarat</p> <p>ii. Prakashbhai Baldevbhai Patel – Son Address: 9/155/2, Patel Vas, Kalayanpura Kadi-382165, Dist Mehsana, Gujarat</p> <p>iii. Ansuyaben Baldevbhai Patel – Daughter Address: 9/155/2, Patel Vas, Kalayanpura Kadi-382165, Dist Mehsana, Gujarat</p> <p>iv. Narmadaben Baldevbhai Patel – Daughter Address: 9/155/2, Patel Vas, Kalayanpura Kadi-382165, Dist Mehsana, Gujarat</p> <p>v. Padmaben Baldevbhai Patel – Daughter Address: 9/155/2, Patel Vas, Kalayanpura Kadi-382165, Dist Mehsana, Gujarat</p> <p>vi. Amrutbhai Baldevbhai Patel – Son Address: 9/155/2, Patel Vas, Kalayanpura Kadi-382165, Dist Mehsana, Gujarat</p> |
| 2. | <p>Mr. Amrutbhai Baldevbhai Patel (Director) Address: Residence S Plot no. 149,150 in Plot no. 3, s no. 150 P, Kalayanpura, kadi-382715, Dist. Mehsana, Gujarat</p> | 2. | <p>Mr. Patel Prakashbhai Baldevbhai Address: BHAKTINAGAR Kalayanpura, Kadi- 382165Dist. Mehsana, Gujarat</p> |
| 3. | <p>Kishan Prakashbhai Patel - (Director) Address: 9-27, Devji Pura New bus stand, East Kalyanpura, Kadi, Dist. Mehsana, Gujarat</p> | 3. | <p>Mrs. Patel Vandnaben Prakash bhai Address: 9-27, DevjiPura New bus stand, East Kalyanpura, Kadi- 382165 Dist. Mehsana, Gujarat</p> |
| | | 4. | <p>Mrs. Patel Jagrutiben Amrutbhai</p> |

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|----|------------|----|--|
| | | | <p>Address: Anupam Sheri Kalayanpura Tal: Kadi, Dist: Mehsana, Gujarat-382165</p> <p>vi. Sarojben Ladhobhai Patel – Daughter Address: Anupam Sheri Kalayanpura Tal: Kadi, Dist: Mehsana, Gujarat-382165</p> <p>vii. Navinbhai Ladhobhai Patel – Son Address: Anupam Sheri Kalayanpura Tal: Kadi, Dist: Mehsana, Gujarat-382165</p> |

3. Total liabilities: Rs 20,62,05,635.93 (Rupees Twenty crore Sixty-Two lakh five thousand six hundred thirty-five and ninety-three paise only) + further Interest and charges thereon from 09.08.2025, 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: 07.05.2026 Time 1.00 PM to 3.00 PM

(d) Place of Auction: Gandhinagar

5. Reserve Price & EMD Amt.:

| Sr. No. | Property Details | Reserve Price | EMD Amt. |
|---------|---|-------------------|-----------------|
| 1. | <p>The immovable non-agriculture Industrial land bearing khata no. 952, survey no, 456 (old survey no. 184) adm 0-47-73 hec. are sq. metres., situate, lying in the sim of village-kalyanpura, taluka- kadi, district Mehsana (Gujarat). Boundaries</p> <p>On or towards the East: Survey No. 458 On or towards the West - Survey No. 455 On or towards the North – Not Clear On or towards the North – Not Clear</p> <p>(CERSAI Security ID – 400080371110)</p> | Rs. 2,52,00,000/- | Rs. 25,20,000/- |



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| 2. | The immovable non-agriculture Industrial land bearing khata no. 951, survey no. 457 (old survey no. 184/palkl 1) adm 0-54-56 hec. are sq. mtrs., situate, lying in the sim of village-kalyanpura, taluka- kadi, district-Mehsana, Gujarat. Boundaries On or towards the East: Survey No. 458 On or towards the West: Survey No. 456 On or towards the North: Not Clear On or towards the South: Not Clear (CERSAI Security ID – 400080377596) | | |
|----|---|--|--|

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 **01.05.2026**.
- 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 06.05.2026.**
- 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 **06.05.2026**, 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:

| 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. 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

Asset Recovery Management Branch/आ.व.प्र.शाखा **Confidential** Tel No./दूरभाषसं. 079-69027812/818/820/822
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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 of 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, 9981840790 9680505055) 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, 9680505055,9981840790) 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: 18.04.2026

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



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