



सिंडिकेट Syndicate

ARM BRANCH MUMBAI

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SALE NOTICE

E-Auction Sale Notice For Sale Of Immovable Properties The Securitisation And Reconstruction Of Financial Assets and Enforcement Of Security Interest Act, 2002 Read With Rules 8(6) & 9 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 mortgaged / charged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is" basis on below Mentioned in Table for recovery of dues as described here below. The Earnest Money Deposit shall be deposited on or before below Mentioned in Table. by way of 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. Details of EMD and other documents to be submitted to service provider on or before below Mentioned in Table. Date of inspection of properties is below Mentioned in Table with prior appointment with Authorized Officer.

Sr. No.	Name of Borrower(s) / Guarantor(s) / Mortgagor(s)	Outstanding	Details of Security/ies (Status of Possession)	Reserve Price (R.P.) Earnest Money Deposit (EMD)
1	M/s. Arvind Pipes And Fitting Industries Pvt. Ltd., Mr. Mafatlal M. Mehta & Mr. Naresh R. Chaudhari	Rs. 15,20,17,521.55 (Rupees Fifteen Crore Twenty Lakhs Seventeen Thousand Five Hundred Twenty One Rupees Fifty Five Paise Only (as on 11.06.2025 plus further interest and cost from 12.06.2025)	Windmill installed at village Padavala, Taluka Upleta, land survey No. 75/03, Paiki 25, Rajkot, Gujarat in the name of M/s. Arvind Pipe & Fittings Pvt. Ltd. (Physical Possession)	Rs. 1,72,25,000/- Rs. 17,22,500/-
2	Mrs. Reema Kartik Vasani & Mr. Kartik Pravinchandra Vasani	Rs. 2,88,42,171.73 (as on 31.01.2025) plus further interest and charges from 01.02.2025)	Plot No. 89 & 90 Revenue survey no : 872,873,874, & 878 GajananaKumetha 390019 Vadodara Gujarat. Total extent of the plot is 347.14 sq.m Undivided share in common road, plot and facilities is 234.23 sq.m. Boundaries of the property: North- Plot No. 90, South-Plot No. 88, East- 7.5m wide rd, West-Plot No. 92 (Possession) Plot No. 194 & 195 Revenue survey no : 872,873,874, & 878 GajananaKumetha 390019 Vadodara Gujarat. Total extent of the plot is 387.80 sq.m Undivided share in common road, plot and facilities is 193.57 sq.m. Boundaries of the property: North-Block No. 871, South-9 m wide rd, East- Plot No. 196, West-Plot No. 194 (Possession)	Rs. 64,12,000/- Rs. 6,41,200/- Rs. 68,40,000/- Rs. 6,84,000/-
3	M/s. Rugved Diagnostics, represented by its proprietor/Guarantor Mrs. Rucha Amit Wagh and Mr. Amit Anant Wagh:	Rs. 10,91,06,884.89 (as on 28.02.2025 plus further interest and charges thereon from 01.03.2025)	Shop No. 3, Ground Floor, Building name "Emerald" constructed on Gut No.353 in the scheme known as "Emirates Hills", Gut No. 326,337,338,339,341,344, 349 to 351, 353 to 369, 371 to 373, 380 to 382(and out of the land formerly bearing Survey No 13/2/1/1,17 & 18) of Village Somatane, Taluka-Maval, Distt-Pune, admeasuring 854 Sq. Ft. (Symbolic Possession) Shop No. 4, Ground Floor, Building name "Emerald" constructed on Gut No.353 in the scheme known as "Emirates Hills", Gut No. 326,337,338,339,341,344, 349 to 351, 353 to 369, 371 to 373, 380 to 382(and out of the land formerly bearing Survey No 13/2/1/1,17 & 18) of Village Somatane, Taluka-Maval, Distt-Pune, admeasuring 854 Sq. Ft. (Symbolic Possession) Shop No. 9 & 10, Ground Floor, Building name "Emerald" constructed on Gut No.353 in the scheme known as "Emirates Hills", Gut No. 326,337,338,339,341,344, 349 to 351, 353 to 369, 371 to 373, 380 to 382(and out of the land formerly bearing Survey No 13/2/1/1,17 & 18) of Village Somatane, Taluka-Maval, Distt-Pune, admeasuring 854 Sq. Ft. (Symbolic Possession) Shop No. 11 & 12, Ground Floor, Building name "Emerald" constructed on Gut No.353 in the scheme known as "Emirates Hills", Gut No. 326,337,338,339,341,344, 349 to 351, 353 to 369, 371 to 373, 380 to 382(and out of the land formerly bearing Survey No 13/2/1/1,17 & 18) of Village Somatane, Taluka-Maval, Distt-Pune, admeasuring 854 Sq. Ft. (Symbolic Possession)	Rs. 52,76,000/- Rs. 5,27,600/- Rs. 52,76,000/- Rs. 5,27,600/- Rs. 1,09,40,000/- Rs. 10,94,000/- Rs. 1,32,54,000/- Rs. 13,25,400/-
4	Mr. Rishabh Vijay Saroj	Rs. 37,76,767.28/- (Rupees Thirty Seven lakh Seventy Six Thousand Seven hundred and Sixty-Seven and Twenty-Eight paise only (as on 31.05.2025 plus further interest and cost from 01.06.2025)	Fiat No-B 601, 6th Floor in B Wing in the building known as "Om Sai Classic" situated at Village Amber Nath, Taluka Amber Nath Distt-Thane-421501. Admeasuring: 77.78 Sq mtrs carpet area and. Boundaries: North-Dharam ji Palace, South- Om Sai Towers, East- Property of Sanjay S Patil, West-18 feet road. (Symbolic Possession)	Rs. 50,22,000/- Rs. 5,02,200/-

5	M/s. A & A Associates.	Rs. 2,29,72,222.15 (Rupees Two Crore Twenty Nine Lacs Seventy Two Thousand Two Hundred Twenty Two and Paise Fifteen Only), and interest thereon from 17.05.2025	Shop No.3 on the Ground Floor, adm 21.84 Sq.mtrs. (Carpet area), i.e; 235 Sq.Ft and having loft adm . 78 Sq.ft. (Built up area) i.e; adm. 7.25 Sq.mtrs, in the building known as "Godavari Park" and now in the society known as "Sanpada Godavari Park Co-operative Housing Society Limited" situated at Plot No. 1, Sector - 06, Sanpada, Navi Mumbai, constructed on all that piece of parcel of land bearing sector - 06, plot no.1, lying being and situated at Village Sanpada, Navi Mumbai , Taluka & Dist - Thane in the name of Mr. Avanish Shah. (Possession)	Rs. 56,70,000/- Rs. 5,67,000/-
			Shop No.4 on the Ground Floor, adm 37.78 Sq.mtrs. (Carpet area), i.e; 342 Sq.Ft and having loft adm . 114 Sq.ft. (Built up area) i.e; adm. 10.59 Sq.mtrs, in the building known as "Godavari Park" and now in the society known as "Sanpada Godavari Park Co-operative Housing Society Limited" situated at Plot No. 1, Sector - 06, Sanpada, Navi Mumbai, constructed on all that piece of parcel of land bearing sector - 06, plot no.1, lying being and situated at Village Sanpada, Navi Mumbai , Taluka & Dist - Thane in the name of Mr. Avanish Shah. (Possession)	Rs. 82,65,000/- Rs. 8,26,500/-

E-auction Date is 30.06.2025 & Last date of submission of Bid / EMD / Request letter for participation is 27.06.2025 before 5.00 p. m. Date of inspection of properties with prior appointment.

6	Mr. Vijay Shankar Powar And Mrs. Chhaya Shankar Powar	Rs. 1,03,13,382.32/- (One Crore Three Lakhs Thirteen Thousand Three Hundred Eighty Two Rupees Thirty Two Paise Only) towards Housing Loan and Housing Loan Commercial NP Real Estate(as on 31.05.2025	Flat No. 301 on Third Floor, admeasuring about 225 Sq ft carpet area, D wing in Building named as Sai Sadan on Shree Pandit SRA CHS LTD situated at Vaishali Nagar Best Last Shop, behind Bharat Bank and Malika Family Restaurant and Bar, Arihant Royale, Bal Rajeshwar Road in Mulund (W), Mumbai 400080 being constructed on CTS. Nos 6 (part) 7, 7/1 to 7/3, 9, 9/1 to 9/4, 10 (part), Survey No. 256 and 257 of Village Mulund in name of Mr. Vijay Shankar Powar S/O Shankar Powar. (Symbolic Possession)	Rs. 35,30,000/- Rs. 3,53,000/-
			Flat No 302 on Third Floor, admeasuring about 225 Sq ft carpet area, D wing in Building named as Sai Sadan on Shree Pandit SRA CHS LTD situated at Vaishali Nagar Best Last Shop, behind Bharat Bank and Malika Family Restaurant and Bar, Arihant Royale, Bal Rajeshwar Road in Mulund (W), Mumbai 400080 being constructed on CTS. Nos 6 (part) 7, 7/1 to 7/3, 9, 9/1 to 9/4, 10 (part), Survey No. 256 and 257 of Village Mulund in name of Mr. Vijay Shankar Powar S/O Shankar Powar. (Symbolic Possession)	Rs. 35,30,000/- Rs. 3,53,000/-
7	Mr. Bhavin Vinodrai Vora, Mrs. Devangi Bhavin Vora & Mr. Harshandu Vinodray Vora	Rs. 3,63,42,822.74 (Rupees Three Crore Sixty Three Lakhs Forty Two Thousand Eight Hundred Twenty Two And Paise Seventy Four Only)	ALL THAT PART AND PARCEL OF PROPERTY BEARING DETAILS:- Flat No. 501 on 5TH Floor in "A" Wing, ADMS 75.83 Sq. mtrs. (Built Up Area); Building No. 1, in the Building Known as "Vasant Vaibhav CHS Ltd." Situated at 150 Feet Road, Bhayandar (West, District Thane on all that piece and parcel of land or ground lying being situated at Village Bhayandar, Taluka & Distt. Thane within the limits of Mira Bhayandar Municipal Corporation and in the Registration District & Sub District of Thane and Bearing Old Survey No. 573, New Survey No. 270 & Old Survey No. 678, New Survey No. 275, Hissa No. 5. Boundaries of the property: North : Internal Road, South : Vaibhav Arihant, East : B Wing, West : Internal Road. (Symbolic Possession)	Rs. 1,04,04,000/- Rs. 10,40,400/-

E-auction Date is 17.07.2025 & Last date of submission of Bid / EMD / Request letter for participation is 16.07.2025 before 5.00 p. m. Date of inspection of properties with prior appointment.

8	Ms. The Great Indian Meals Pvt. Ltd, 2. Mr. Arjun C Vidyarthi 3. Alka C Vidyarthi 4. Mr. Chandrakant T Vidyarthi	Rs. 1,83,43,353.16 (Rupees One Crore Eighty three Lacs Forty-three thousand three hundred fifty three and paise sixteen only) as on 31.05.2025 plus further Interest and cost from 01.06.2025	Flat No. 201, 2nd Floor, in the building known as MITRAKUNJ constructed on the piece of Land being N.I.T Plot No. 80A in central avenue Road, Section III Scheme of Nagpur Improvement Trust, West Precinct Layout, Circle no 16/22 being Municipal House no 353, Ward No. 35 city Survey No. 266, Sheet No. 171, Mauza Nagpur at, Gandhi Nagar Central avenue Road, Nagpur Admeasuring 868.18 sq. ft. in the name of Mr Chandrakant Thakurdas Vidyarthi. (Physical Possession)	Rs. 88,11,000/- Rs. 8,81,100/-
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E-auction Date is 03.07.2025 & Last date of submission of Bid / EMD / Request letter for participation is 02.07.2025 before 5.00 p. m. Date of inspection of properties with prior appointment.

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 Mr. Sudrashan Joshi, Chief Manager, Canara Bank, ARM Branch, Mumbai (Mob. No. 8655948054) For Sr. No. 1 & 6 - Ms. Monika Pahuja officer (Mob. No. 8989019758), For Sr. No. 2 - Mr. Kundan Kumar, Manager (Mob. No. 8825313343) For Sr. No. 3 & 4 - Ms. Payal Verma, officer, (Mob. No.: 8368869727), For Sr. No. 5 - Mr. Sunil Pratihast (Mob. No. 9511662963), For Sr. No. 7 - Mr. Rishi Das Officer (Mob. No. 9630370059), For Sr. No. 8 - Mrs. Rinkita Sodani officer (Mob. No. 9413641701) E-mail id : cb2360@canarabank.com during office hours on any working day or the service provide M/s. PSB Alliance (BAANKNET), Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai - 400037, Contact Person Mr. Dharmesh Asher Mob.9892219848, (avp.projectmanager2@psballiance.com), Help desk No. 8291220220, (support.BAANKNET@psballiance.com), Website - <https://baanknet.in>