



### ARM BRANCH MUMBAI

Canara Bank Building, 4th Floor, Adi Marzban Path, Ballard Estate, Mumbai – 400 001

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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. Erica Pharma Pvt. Ltd. represented by its Directors Rajesh Ranjan Singh, Vilhas S Jadhav, Ajai Pratap Singh, Prakash Ghate and Sumit Jain.	Rs. 67,65,30,831 (Rupees Sixty Seven Crore Sixty Five Lakh Thirty Thousand Eight Hundred Thirty One) (as on 04.07.2025 plus further Interest and cost from 05.07.2025)	Office Premises Nos. 335, 336 & 337 having survey No. 169, Unit No. 26, 3rd Floor, B building at Master Mind I, Royal Palm Estate, Goregaon (E), Mumbai - 400 065, in the name of M/s. Erica Pharma Pvt. Ltd, admeasuring Carpet area 716.10 Sq. Ft. & Loft area 180 Sq. Ft. (Physical Possession)	Rs. 42,05,000/- Rs. 4,20,500/-
			Office Premises No 4, Unit No 26, Survey no 169, B wing, 4th floor, Master Mind II & III, Royal Palm Estate, Goregaon (E), Mumbai- 400065 in the name of M/s Erica Pharma Pvt Ltd, admeasuring Carpet area 2550 Sq Ft. (Physical Possession)	Rs. 1,10,85,000/- Rs.11,08,500/-
2	M/s. J M Enterprises Represented By Proprietor/Borrower/ Guarantor - Mr. Lalkeshwar L Mandal.	Rs. 40,11,475 ( Rupees Forty Lakh Eleven Thousand Four Hundred Seventy Five only as on 04.07.2025 plus further Interest and cost from 05.07.2025)	Flat No. 103 1st Floor Bldg No. 12 Known As "Sanghavi Golden City" Near Algaon Railway Station, Shahapur ,Shahapur Taluka Thane 421601. Admeasuring Carpet Area 552 Sq. Ft. (Physical Possession)	Rs. 20,00,000/- Rs. 2,00,000/-
3	M/s. Seawood Multiple Services Lip Represented By Partners/Guarantors - Mr. Sunil Baviskar, Mr. N R Patel, and Mrs. S N Patel.	Rs. 31,34,97,225.35 (Rupees Thirty One Crore, Thirty Four Lakhs Ninety Seven Thousand Two Hundred Twenty Five and Thirty Five paise only (as on 03.07.2025 plus further Interest and cost from 04.07.2025)	Pub/Hotel "MITRON" at G001, Ground Floor, Tower 2, Seawood Grand Central Mall, Plot No. R-1, Sector - 40, Seawood - Darave Railway Station area, Nerul (W) Navi Mumbai 400706 Dist. Thane, Maharashtra standing in the name of M/s Seawood Multiple Services LLP. Adm 6194 sq. ft. carpet area/7433 sq ft built up area including Plant & Machinery lying in the above Pub/Hotel premises. (Physical Possession)	Rs. 2172.00 Lacs Rs. 217.20 Lacs
4	M/s. Shreeram Traders represented by its Proprietor Mr. Manmohan S Mahto and Guarantor M/s. Jhanvi Builders & Developers represented by proprietor Mr Krishna Mohan Mahto.	Rs. 2,97,14,151/- ( Rupees Two Crore Ninety Seven Lakh Fourteen Thousand One Hundred Fifty One only as on 04.07.2025 plus further Interest and cost from 05.07.2025)	Shop No. 3 & 4, Ground Floor, Radha Krishna Apartment, House No 1191, ABCD, Village -Morbi, Plot No 33, Sector -19, Kharghar, Navi Mumbai - 410 210 in the name of M/s Janvi Builders & Developers. Admsg: 640 sq. ft. (Built up) (Physical Possession)	Rs. 46,00,000/- Rs. 4,60,000/-
5	M/s. Waist Band Garments Pvt Ltd (Erstwhile M/s. Waist Band Co.) represented by Mr.Kamal Mahindra Parikh (Director), Mr.Ritesh Birendra Singh (Director), Ira Priyadarshini (Mortgagor & Guarantor) M/s.Waist Band Garments Pvt. Ltd.	Rs. 13,39,83,441 (Rupees Thirteen Crore, Thirty Nine Lakhs Eighty Three Thousand Four Hundred Forty One only (as on 04.07.2025 plus further Interest and cost from 05.07.2025)	Land & Building at Plot No. B Kulhi (Ormanjhi) Industrial area Khata No. 12, Sy. No. 2061 Part Ranchi Jharkhand in the name of M/s.Waist Band Garments Pvt. Ltd. having Land area - 69696 sq.ft & Building 29337 sq.ft. Plant & Machinery (sewing machines & furniture) (Symbolic Possession)	Rs. 4,83,71,000/- Rs.48,37,100/-
			Residential Flat No. 201 on 2nd floor, Palacia Wing 1, Sr.No.226, Kavesar, Ghodbunder Road, Thane West-400615, area 602 Sq feet in the name of Mr.Ritesh B Singh and Mrs.Ira R. Priyadarshini (Symbolic Possession)	Rs. 88,50,000/- Rs. 8,85,000
6	Mr. Mohammed Ashraf Mansoori & Mrs. Najma Praveen Mansoori	Rs. 39,42,018.10 (as on 03.06.2025 plus further interest and charges from 04.06.2025)	EMT of Residential Flat No. 1005 10th Floor,C wing, Palm Atlantis, gut no 228 of village Wagholi, Skylight Road, Taluka Havelli, Dist Pune 412207, Carpet area 497 sq.ft. On or towards East : Open Plot, On or towards West: Palm Atlantis Road, On or towards North: Palm Atlantis Building B, On or towards South: Palm Atlantis Building D (Physical Possession)	Rs. 27,37,000/- Rs. 2,73,700/-

For Sr. No. 1 to 5 E-auction Date is 25.07.2025 & Last date of submission of Bid / EMD / Request letter for participation is 24.07.2025 before 5.00 p. m. Date of inspection of properties with prior appointment.

For Sr. No. 1 to 5 E-auction Date is 25.07.2025 & Last date of submission of Bid / EMD / Request letter for participation is 24.07.2025 before 5.00 p. m. Date of inspection of properties with prior appointment.

7	M/s. Jerath Cosmetology LLP represented by its Partners/Guarantors Prashant Jerath, and Rita Jerath.	Rs. 3,40,54,380 Rupees Three Crore Forty Lakh Fifty Four Thousand Three Hundred Eighty (as on 14.04.2024 plus further interest and cost from 15.04.2024)	Plot No. 1, Comprised over Khasra No. 77/1,78/1,79/1,80, 82/1/1,86,87,88,103/1,81 situated at Abadi Wadala Royals, Wadala Road, Near Wadala Chowk, Vakia Village, Wadala Tehsil, District Jalandhar-144003. in the name of Prashant Jerath Extent-85'-9"x154'-6"= 13248.3 sq. ft. or 58.88 MARLA CERSAI ID 400069029054 (Physical Possession)	Rs. 80,81,000/- Rs 8,08,100/-
			Plot No. 2, Comprised over Khasra no 77/1,78/1,79/1,80,8 2/1/1,86,87,88,103/1.81 situated at Abadi Wadala Royals, Wadala Road, Near Wadala Chowk, Vakia Village, Wadala Tehsil, District Jalandhar-144003 in the name of Prashant Jerath Extent-85'-0"x154'-6"= 13132.5 sqft or 58.36 MARLA CERSAI ID 400069029054 (Physical Possession)	Rs. 80,10,000/- Rs 8,10,000/-
			Plot No. 18, Comprised over Khasra no 77/1,78/1,79/1,80, 82/1/1,86,87,88,103/1,81 situated at Abadi Wadala Royals, Wadala Road, Near Wadala Chowk, Vakia Village, Wadala Tehsil, District Jalandhar-144003 in the name of Prashant Jerath Extent-62'-0"x130'-0"= 8060 sqft or 35.82 MARLA CERSAI ID 400069029054 (Physical Possession)	Rs. 49,16,000/- Rs. 4,91,600/-

For Sr. No. 7 E-auction Date is 30.07.2025 & Last date of submission of Bid / EMD / Request letter for participation is 29.07.2025 before 5.00 p. m. Date of inspection of properties with prior appointment.

8	Katherin Thilotthama Nadar	Rs. 27,87,676/- (Rupees Twenty Seven Lakhs Eighty Seven Thousand Six Hundred Seventy Six only (as on 04.07.2025 plus further interest and cost from 05.07.2025)	Flat No. 402, 4th Floor, A Wing, in Building No. 1 Known as "AADINATH COMPLEX" situated at CTS No-190, Palghar Village, Taluka & District Palghar-401404 in the name of KATHERIN THILOTTAMA NADAR admeasuring Carpet Area 38.14 Sq. Mtr. (i.e. 411 Sq.ft.) CERSAI Security Interest ID - 400073129009 (Physical Possession)	Rs. 18,50,000/- Rs.1,85,000/-
9	Madhura Mahesh Jaday	Rs. 29,88,892 /-(Rupees Twenty Nine Lakhs Eighty eight Thousand Eight Hundred Ninety Two only (as on 04.07.2025 plus further interest and cost from 05.07.2025)	Flat No. 704, 7th Floor Building No A Known as "Sai Shrushti Complex" standing on the plots of land bearing Survey No 61 Hissa No 1B situated at Kalyan Sheel Road, Village-Daighar, Taluka-Kalyan and District Thane -421204 in the name of MADHURA MAHESH JADAV admeasuring Carpet Area of Flat 259 Sq. Ft and Carpet Area of Terrace & Balcony 201 Sq. Ft. CERSAI Security Interest ID - 400062626176 (Symbolic Possession)	Rs. 28,18,000/- Rs.2,81,800/-

For Sr. No. 8 & 9 E-auction Date is 12.08.2025 & Last date of submission of Bid / EMD / Request letter for participation is 11.08.2025 before 5.00 p. m. Date of inspection of properties with prior appointment.

10	Mrs. Rekha Samir Mukherjee	Rs. 25,27,717.82 (Rupees Twenty Five lakh Twenty Seven Thousand Seven hundred Seventeen and Paise Eighty Two Only) as on 07.07.2025 plus further interest thereon from 07.07.2025	Flat No. 403 On 4th Floor, B Wing Admin Area 24.453 Sq. Mts. Carpet Area In The Complex Known As Poojan Palacia, Survey No. 162/A/1, 162/4/2 Plot No. 1,2, Village-Dahivali Tafe Need Taluka-Karjat, Dist-Raigad, Maharashtra-410208 (Symbolic Possession)	Rs. 18,27,000/- Rs. 1,82,700/-
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For Sr. No. 10 E-auction Date is 21.07.2025 & Last date of submission of Bid / EMD / Request letter for participation is 19.07.2025 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](http://www.canarabank.com)) or may contact Mr. Sudrashan Joshi, Chief Manager, Canara Bank, ARM Branch, Mumbai (Mob. No. 8655948054) For Sr. No. 1, 2, 3, 4, 5, 7, 8 & 9 - Mr. Purnachander Rao Officer (Mob. No. 7842782478), For Sr. No. 6 - Mr. Kundan Kumar, Manager (Mob. No. 8825313343), For Sr. No. 10 - Mr. Sumit Sinha, Manager (Mob. No.: 9572280694) E-mail id : [cb2360@canarabank.com](mailto: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](mailto:avp.projectmanager2@psballiance.com)), Help desk No. 8291220220, ([support.BAANKNET@psballiance.com](mailto:support.BAANKNET@psballiance.com)), Website - <https://baanknet.in>

Date : 05.07.2025  
Place : Mumbai

Sd/-  
Authorised Officer, ARM - Branch  
Canara Bank