



ARM BRANCH-I MUMBAI

37, Khsamalaya, Opp Patkar Hall, New Marine Lines, Thackersay Marg, Mumbai-400 020
Email : cb2360@canarabank.com Tel. (022) 22065 425 / 30 WEB : www.canarabank.com

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 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 **RTGS / NEFT / Fund Transfer** to the Credit of **Canara Bank ARM I Branch A/C. No. 209272434**. Or 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. Pafetech Enterprises Pvt. Ltd. and Mortgagors/ Guarantors (1) Mr. Sagar Pravin Raut, (2) Mr. Siddhant Bhalchandra Vaze, (3) Mr. Siddharth Deepak Thakur, (4) Mr. Deepak Harishchandara Thakur, (5) Mr. Paresh Chimanlal Mehta, (6) Mr. Pankaj L. Agarwal, (7) Mr. Rohan Jayendra Thakur, (8) Mr. Laxmi Narayan P. Agarwal, (9) Mr. Chimanlal Mehta, (10) Mr. Chetan Dhirajlal Mehta, (11) Mr. Rambabau Agarwal, (12) M/s. Viva Gokul Builders, (13) M/s. Viva Enterprises Ltd, (14) M/s. Ascent Projects Management Pvt. Ltd.	Rs. 32,65,68,085.85 (as on 08.01.2025 plus further interest and cost from 09.01.2025)	Type J Building consisting of Ground + Four upper Floors knows as Viva Gokul Arcade constructed on Land bearing Survey no. 334, Hissa No. 1 to 33 Virar West situated lying and being at Village Bolinj, Taluka Vasai, District Thane being NA Land Adm 700 sq. mtrs approx In the name of M/s. Viva Gokul Builders, partners : (1) Mr. Deepak Harishchandara Thakur (2) Mr. Laxmi Narayan P Agarwal (3) Mr. Chimanlal Mehta (4) Mr. Dhirajlal M Mehta (5) Mr. Rambabau Agarwal (6) Mr. Paresh Chimanlal Mehta (7) Mr. Pankaj L Agarwal (Symbolic Possession)		
				Property Description	Carpet Area (Sq. ft.)
				Shop/Office Nos 1&2, 2nd Floor, Viva Gokul Arcade	945
				Shop/Office Nos 3 & 4, 2nd Floor, Viva Gokul Arcade	958
				Shop/Office Nos 5& 6, 2nd Floor Viva Gokul Arcade	958
				Shop/Office Nos 7&8, 2nd Floor, Viva Gokul Arcade	958
				Shop/Office Nos 9&10, 2nd Floor, Viva Gokul Arcade	896
				Shop/Office Nos 1&2, 3rd Floor, Viva Gokul Arcade	945
				Shop/Office Nos 3 & 4, 3rd Floor, Viva Gokul Arcade	958
				Shop/Office Nos 5 & 6, 3rd Floor Viva Gokul Arcade	958
				Shop/Office Nos 7&8, 3rd Floor, Viva Gokul Arcade	958
				Shop/Office Nos 9&10, 3rd Floor Viva Gokul Arcade	896
				Shop/Office Nos 3 & 4, 4th Floor Viva Gokul Arcade	958
				Shop/Office Nos. 5 & 6, 4th Floor, Viva Gokul Arcade	958
				Shop/Office Nos 7&8, 4th Floor, Viva Gokul Arcade	958
				Shop/Office Nos. 9 & 10, 4th Floor, Viva Gokul Arcade	896
				Total	13200
					1570.00
					157.00

E-auction Date is 21.03.2025 & Last date of submission of Bid / EMD / Request letter for participation is 20.03.2025 before 5.00 p. m. Date of inspection of properties with prior appointment with Authorized Officer.

2	M/s. Shree Lalitha Enterprises Proprietor Mrs. Maya Tandan (Borrower) and M/s. R G Fabrics - Prop - Mr. Dilip R. Tandan (Guarantor & Mortgagor)	Rs. 2,14,49,335.77 (Rupees Two Crore Fourteen Lacs Forty Nine Thousand Three Hundred Thirty Five And Paise Seventy Seven Only) as on 28.02.2025 plus further interest and cost thereon from 01.03.2025)	All that part and parcel of Gala No. 201 A and 201 B Second Floor Plinth No. 1-B, Building Plot No. A 2, Prerana Complex Manokoli Dapoda Road Village Bhiwandi Dist. Thane - 421 302, admeasuring about 2575 sq. ft. Standing in the name of M/s. R G Fabrics Prop Mr. Dilip R. Tandan. (Physical Possession)	Rs. 27,00,000/- Rs. 2,70,000/-
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3	Mr. Tejas Surekha Sakpal	Rs. 33,53,766.15 (Rupees Thirty Three Lacs Fifty Three Thousand Seven Hundred Sixty Six And Paise Fifteen Only) as on 31.01.2025 plus further interest and cost from 01.02.2025 plus further interest and cost from 01.08.2024	Flat No. 905 9th Floor C wing "Mateshwari Altura" Village Khidkai Near Khidkai mandir, Thane-421204 adm. 34.23 Sq. mt carpet area along with 5.30 Sqmt enclosed balcony area, 1.02 Sq. mt. CB area, 4.09 Sq. Mt F.B. area 1.86 Sq. mt. service area. (Symbolic Possession)	Rs. 33,88,000/- Rs. 3,38,800/-
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**Mr. Rambabau
Agarwal, (12) M/s.
Viva Gokul Builders,
(13) M/s. Viva
Enterprises Ltd, (14)
M/s. Ascent Projects
Management Pvt.
Ltd.**

Shop/Office Nos 5 & 6, 3rd Floor Viva Gokul Arcade	958	114.00	11.40
Shop/Office Nos 7&8, 3rd Floor, Viva Gokul Arcade	958	114.00	11.40
Shop/Office Nos 9&10, 3rd Floor Viva Gokul Arcade	896	106.00	10.60
Shop/Office Nos 3 & 4, 4th Floor Viva Gokul Arcade	958	114.00	11.40
Shop/Office Nos. 5 & 6, 4th Floor, Viva Gokul Arcade	958	114.00	11.40
Shop/Office Nos 7&8, 4th Floor, Viva Gokul Arcade	958	114.00	11.40
Shop/Office Nos. 9 & 10, 4th Floor, Viva Gokul Arcade	896	106.00	10.60
Total	13200	1570.00	157.00

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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 Dr. Seema Somkuwar, Authorised Officer, Canara Bank, ARM I Branch, Mumbai (Ph.No.: 022 -22065425/30/ Mb. 8655963489) or Mr. Purnachander Rao officer (Mob. No. 7842782478) and 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>

**Date : 03.03.2025
Place : Mumbai**

**Authorised Officer, ARM -I Branch
Canara Bank**