

केनरा बैंक Canara Bank

भारत सरकार का उपक्रम

A Govt. of India Undertaking



ARM BRANCH-I MUMBAI

Canara Bank Building, 4th floor, Adi Marzban Path, Ballard Estate, Mumbai - 400 001
Email: cb2360@canarabank.com TEL. - 022-22065425/30 WEB: www.canarabank.com

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 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	Ajay Kumar Pravinlal Shah And M/s. Shreeji Health Care Prop: Ajay Kumar Pravinlal Shah	Rs. 36,55,087 (Rupees Thirty Six Lakh Fifty Five Thousand Eighty Seven only as on 17.04.2025 plus further Interest and cost from 18.04.2025)	Flat No. 1304 C, Ornate Galaxy Phase II Sy No. 298/3 New Sy No. 352 Hissa No. 3 Near Don Bosco School Juchandra Vill Naigaon Vasai 401208 Admeasuring Built up Area 412 Sq. Ft. (Symbolic Possession)	Rs. 32,50,000/- Rs. 3,25,000/- Date Of Inspection : 05.05.2025 / From 3.00 Pm To 5.00 Pm
2	M/s. J M Enterprises Represented By Proprietor/Borrower/ Guarantor - Mr. Lalkeshwar L Mandal.	Rs 38,29,943 (Rupees Thirty Eight Lakh Twenty Nine Thousand Nine Hundred Forty Three only as on 17.04.2025 plus further Interest and cost from 18.04.2025)	Flat No. 103, 1st Floor, Bldng No. 12 Known As "Sanghavi Golden City" Near Atgaon Railway Station, Shahapur, Shahapur Taluka Thane 421601. Admeasuring Carpet Area 552 Sq. Ft. (Physical Possession)	Rs. 21,10,000/- Rs. 2,11,000/- Date Of Inspection : 05.05.2025 / From 3.00 Pm To 5.00 Pm
3	Jitesh Suresh Mandavkar	Rs. 32,22,545 (Rupees Thirty Two Lakh Twenty Two Thousand Five Hundred Forty Five only as on 17.04.2025 plus further Interest and cost from 18.04.2025)	Flat No. 403, 4th Floor, Best Apartment, Sy No. 202 Of Village More Near Maa Saraswati Hospital, Nallasopara (E) Vasai (T) Palghar (D) 401205 Admeasuring Built Up Area 441 Sq. ft. (Physical Possession)	Rs. 17,60,000/- Rs. 1,76,000/- Date Of Inspection : 06.05.2025 / From 3.00 Pm To 5.00 Pm
4	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. 12,97,26,360 (Rupees Twelve Crore, Ninety Seven Lakhs Twenty Six Thousand Three Hundred Sixty only (as on 17.04.2025 plus further Interest and cost from 18.04.2025)	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) 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) Flat No. 201, Second Floor, Shradha Co. Op. Hosing Society Ltd, Plot No. 43, Union Park, CTS No. 144 of Village Vadavali, V N Purav Marg, Chembur Mumbai - 400071 adm super built up area of 897 sq. ft. in the name of Mr. Kamal Mahendra Parikh. (Symbolic Possession)	Rs. 4,83,71,000/- Rs. 48,37,100/- Date Of Inspection : 03.05.2025 / From 3.00 Pm To 5.00 Pm Rs. 88,50,000/- Rs. 8,85,000/- Date Of Inspection : 02.05.2025 / From 3.00 Pm To 5.00 Pm Rs. 1,55,00,000/- Rs. 15,50,000/- Date Of Inspection : 03.05.2025 / From 3.00 Pm To 5.00 Pm
5	M/s. Erica Pharma Pvt. Ltd. represented by its Directors Rajesh Ranjan Singh, Vilhas S. Jadhav, Ajal Pratap Singh, Prakash Ghate and Sumit Jain.	Rs. 64,97,95,353 (Rupees Sixty Four Crore Ninety Seven Lakhs Ninety Five Thousand Three Hundred Fifty Three (as on 17.04.2025 plus further Interest and cost from 18.04.2025)	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) 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. 44,26,000/- Rs. 4,42,600/- Date Of Inspection : 02.05.2025 / From 3.00 Pm To 5.00 Pm Rs. 1,16,70,000/- Rs. 11,67,000/- Date Of Inspection : 02.05.2025 / From 3.00 Pm To 5.00 Pm
6	M/s. Prince Mfg Pvt. Ltd. (Erstwhile M/s. Prince Industries) represented by Mr. Piyush G. Chheda (Guarantor and Mortgagor), Mrs. Rupal P. Chheda (Guarantor and Mortgagor), Mr. Harshwardhan Chheda (Guarantor), M/s. Prince SWR Systems Pvt. Ltd. (Corporate Guarantor).	Rs. 19,67,93,210.52 (Rupees Nineteen crores Sixty Seven Lakhs Ninety Three Thousand Two Hundred Ten And Fifty two Paise only as on 30.09.2020)	Office premises No 103 (Carpet Area -1300 Sq.ft) in the name of Mr Piyush G Chheda and Unit no. 104 (Carpet Area -1711 Sq. ft) in the name of Mrs Rupal P Chheda situated at Sunshine Plaza, Marathi Granth Sanghralaya Road (Symbolic Possession)	Rs. 13,20,000.00 Rs. 1,32,000.00
7	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. 3,08,47,354 (Rupees Three Crore Eight Lakh Forty Seven Thousand Three Hundred Fifty Four only as on 17.04.2025 plus further Interest and cost from 18.04.2025)	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/- Date Of Inspection : 05.05.2025 / From 12.00 Pm To 3.00 Pm
			Type J Building consisting of Ground + Four upper floors knows as Viva Gokul Arcade constructed on Land bearing	

Guarantors & Developers represented by proprietor Mr Krishna Mohan Mahto

only as on 17.04.2025 plus further interest and cost from 18.04.2025)

Janvi Builders & Development Pvt. Ltd. (Physical Possession)

Pm

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 N A 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.Rambabu Agarwal (6)Mr.Paresh Chimanlal Mehta (7)Mr.Pankaj L Agarwal (Symbolic Possession)

Date of Inspection : 07.05.2025 from 3.00 pm to 5.00 pm

Property Description	Carpet Area (Sq. ft.)	Reserve Price (Rs in lacs)	EMD (Rs in Lacs)
Shop/Office nos 1&2, 2nd floor, Viva Gokul Arcade	945	112.00	11.20
Shop/Office nos 3 & 4, 2nd Floor, Viva Gokul Arcade	958	114.00	11.40
Shop/Office nos 5& 6, 2nd floor Viva Gokul Arcade	958	114.00	11.40
Shop/Office nos 7&8, 2nd floor, Viva Gokul Arcade	958	114.00	11.40
Shop/Office nos 9&10, 2nd floor, Viva Gokul Arcade	896	106.00	10.60
Shop/Office nos 1&2, 3rd floor, Viva Gokul Arcade	945	114.00	11.40
Shop/Office nos 3 &4, 3rd Floor, Viva Gokul Arcade	958	114.00	11.40
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 nos7&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

Rs. 24,83,50,100 (Rupees Twenty Four Crore Eighty Three Lakh Fifty Thousand One Hundred only as on 17.04.2025 plus further interest and cost from 18.04.2025)

M/s.Pafetech Enterprises Pvt Ltd and Mortgagors/Guarantors (1)Mr.Sagar Pravin Raut, (2)Mr.Siddhant Bhaichandra 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.

E-AUCTION DATE IS : 09.05.2025

The Earnest Money Deposit shall be deposited on or before 08.05.2025 up to 5 p.m.

- 6 Other terms and conditions:**
- The property/ies will be sold in "As is where is", "As is what is" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).
 - The property/ies will be sold above the Reserve Price.
 - The property can be inspected as mentioned above.
 - Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com portal (M/s. PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 7046612345/6354910172/8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com).
 - The intending bidders shall deposit Earnest Money Deposit (EMD) as per above Table being of 10% of the Reserve Price 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 08.05.2025 up to 5.00 PM.
 - After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 08.05.2025 upto 5 p.m. to Canara Bank, ARM Branch by hand or by email.
 - 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.
 - Bidders Name, Contact No., Address, E-Mail Id.
 - Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of as per sale notice (Please visit <https://baanknet.com/>) (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.
 - The incremental amount/price during the time of each extension shall be as per sale notice (Please visit <https://baanknet.com/>) (incremental price) and time shall be extended to 5 (minutes) when valid bid received in last minutes.
 - Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
 - The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on same day and or not later than next working day and the balance 75% amount of sale price to be deposited within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, 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.
 - The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. 209272434 of Canara Bank, ARM MUMBAI Branch, IFSC Code CNRB0002360.
 - All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
 - For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1% of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.
 - To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
 - It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site with Prior Appointment of Authorized Officer.
 - Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
 - For further details may contact Dr. Seema Somkuwar, Authorised Officer, Canara Bank, ARM Branch, Mumbai (Ph.No.: 022 -22065425/30/ Mb -8655963489), Mr.Purnachander Rao officer (Mob. No. 7842782478), Mr. Sunil Kumar Sr.Manager (Mob. No. 9511662963) may be contacted during office hours on any working day. The service provider Baanknet (M/s. PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com. /support.ebkay@procure247.com)."

Date : 19.04.2025
Place : Mumbai

Sd/
Authorised Officer, ARM -I Branch
Canara Bank