



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 (Banknet) 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, 13th Floor, C Wing, Ornate Galaxy Phase II Sy No 298/3 New Sy No. 352 Hissa No. 3 Near Don Bosco School Juchandra VIII Naigaon Vasai 401208 In The Name Of Ajay Kumar Pravinlal Shah Admeasuring Built Up Area 412 Sq. Ft. Cersai Id 200058188674 (Symbolic Possession)	Rs. 26,88,000/- Rs. 2,68,800/-
2	Ameer Khan And Hamida Shadab Khan	Rs. 39,56,748/- (Rupees Thirty Nine Lakh Fifty Six Thousand Seven Hundred Forty Eight only as on 17.09.2025 plus further Interest and cost from 18.09.2025)	Flat No. 302, 3rd Floor, Vighnaharta Sudama, Gut/ Hissa No. 178/2b, Plot No 42 Situated At Ramwadi Near Sant Gajanan Maharaj Smruti Mandir Village Pen District and Division Raigad 402107 Admeasuring Carpet Area 358 Sq. Ft. (Symbolic Possession)	Rs. 13,50,000/- Rs. 1,35,000/-
3	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. 39,56,748/- (Rupees Thirty Nine Lakh Fifty Six Thousand Seven Hundred Forty Eight only as on 17.09.2025 plus further Interest and cost from 18.09.2025)	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. 38,00,000/- Rs. 3,80,000/- Rs. 1,00,00,000/- Rs. 10,00,000/-
4	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 Bldng No. 12 Known As "Sanghavi Golden City" Near Atgaon Railway Station, Shahapur, Shahapur Taluka Thane - 421601. Admeasuring Carpet Area 552 Sq. Ft. Cersai Id -400024154162 (Physical Possession)	Rs. 18,90,000/- Rs. 1,89,000/-
5	M/s. Jerath Cosmetology Lip 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 sqft or 58.88 MARLA. CERSAI ID 400069029054 (Physical Possession) Plot No. 2, 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'-0"x154'-6"= 13132.5 sqft or 58.36 MARLA. CERSAI ID 400069029054 (Physical Possession) 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. 74,50,000/- Rs. 7,45,000/- Rs. 73,80,000/- Rs. 7,38,000/- Rs. 45,30,000/- Rs. 4,53,000/-

6	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) 401209 Admeasuring Built Up Area 441 Sq. ft. (Physical Possession)	Rs. 15,70,000/- Rs. 1,57,000/-
7	Katherin Thiloththama 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 THILOTTTHAMA NADAR admeasuring Carpet Area 38.14 Sq. Mtr (i.e. 411 Sq. ft.) CERSAI Security Interest ID - 400073129009 (Physical Possession)	Rs. 17,40,000/- Rs. 1,74,000/-
8	Krishna Kumar Shukla and Kusum Shukla.	Rs. 63,75,314/- (Rupees Sixty Three Lakhs Seventy Five Thousand Three Hundred Fourteen only (as on 05.08.2025 plus further interest and cost from 06.08.2025)	Flat No 1001, 10th Floor A Wing In The Building Known As "Gayatri Classic" Bearing Survey No 9 Hissa No 8(Pt) Of Revenue Village Fene Taluka Bhiwandi District Thane-421302 In The Name Of Krishna Kumar Shukla And Kusum Shukla Admeasuring 41.25 Sq. Mt. Carpet Area Cersai Security Interest Id - 400052936835 (Physical Possession) Flat No 504,5th Floor B Wing In The Building Known As "Gayatri Classic" Bearing Survey No 9 Hissa No 8(Pt) Of Revenue Village Fene Taluka Bhiwandi District Thane- 421302 In The Name Of Krishna Kumar Shukla And Kusuma Shukla Admeasuring 40.13 Sq.Mt Carpet Area Cersai Security Interest Id - 400054335850 (Physical Possession)	Rs.22,60,000/- Rs.2,26,000/- Rs.22,00,000/- Rs.2,20,000/-
9	M/s. Madhav Steel (Borrower), Ramesh Kumar (Partner & Guarantor), Manohar Laxman Kambli (Partner, Mortgagor & Guarantor)	Rs. 2,23,07,492.75 (Two Crore Twenty Three Lakhs Seven Thousand Four Hundred Ninety Two Rupees Seventy Five Paise Only) (as on 31.08.2025 plus further interest and charges thereon from 01.09.2025)	Combined Godown Gala No. 1 & 2, Ground floor, Building No. A, Madhusudan Compound, plot Bearing S. No. 257, 259 H. No. 1 & 2, Village Muje Anjur, Bhiwandi, Dist Thane-421302 Admeasuring Built up area 4000 sq ft in the name of Madhav Steel through its partner Ramesh Kumar. CERSAI Security Interest ID - 400076894929 (Symbolic Possession)	Rs. 75,62,000/- Rs. 7,56,200/-
10	Madhura Mahesh Jadav	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. 27,00,000/- Rs. 2,70,000/-
11	M/s. Madison Engineering Represented By Proprietor/ Guarantors- Ashwini Ganesh Vidhate.	Rs. 86,32,167.63 (Rupees Eighty Six Lakhs Thirty Two Thousand One Hundred Sixty Seven and Sixty Three paise only (as on 31.05.2025 plus further interest and cost from 01.06.2025)	Flat No 1904, 19th Floor, Building No. S-2, B Wing In Marathon Nexzone Atlas, In Survey No 94/1d,95 /1,2,4,3a,3b,96/0,97/1,97/2, 98/6a/1,98/6a/2,98/6b, 98/6c,98/6d,palasphe Phata Nh4 Highway 4b, Village Kolkhe, Panvel, District Raigad MH -410206 In The Name Of Ashwini Ganesh Vidhate Admeasuring 58.22 Sq Mt Carpet Area+3.10 Sq. Mtr. Balcony Area (680.25 Sft) Alongwith One Car Parking. Cersai Id 400054885739 (Symbolic Possession)	Rs. 70,00,000/- Rs. 7,00,000/-
12	Mamata Rajendra Rajam.	Rs. 25,53,795/- (Rupees Twenty Five Lakhs Fifty Three Thousand Seven Hundred Ninety Five only (as on 15.06.2025 plus further interest and cost from 16.06.2025)	Residential Flat No 703, on 7th Floor, C-Wing in the building known as "Shiv Shahi Complex", Situated at Village Narayangaon, Taluka Murbad District Thane, bearing survey No 234 /4/1(Part) and 237(Part), admeasuring 34.83 Sq. Mts (Carpet Area) along with exclusive balcony/ies admeasuring 5.70 Sq Mts and Terrace Admeasuring 4.93 Sq in the name of Mamata Rajendra Rajam CERSAI ID - 400064266437 (Symbolic Possession)	Rs. 18,90,000/- Rs. 1,89,000/-

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)
13	Mangesh Mahadev Mhaskar.	Rs. 45,89,015/- (Rupees Forty-Five Lakhs Eighty Nine Thousand Fifteen only as on 06.07.2025 plus further Interest and cost from 07.07.2025)	Residential Flat bearing Flat Number 304 on 3rd Floor in the Building No. 5 Known as "GREEN ACRE CHS LTD" being constructed on all that piece and Parcel of land bearing Survey No. 1/10, 1/12, 1/13, 1/14, 1/15, 1/16, 1/17, & 2/0 of village Vakdi Taluka Panvel District Raigad 410206 in the name of MANGESH MAHADEV MHASKAR Admeasuring 580 sq. ft. built up area CERSAI Security Interest ID – 400076819975 (Symbolic Possession)	Rs. 27,14,000/- Rs. 2,71,400/-
14	Mohammad Anees Munna Ansari	Rs. 37,24,489/- (Rupees Thirty Seven Lakhs Twenty Four Thousand Four Hundred Eighty-Nine only as on 06.07.2025 plus further Interest and cost from 07.07.2025)	Flat No. 401 on 4th Floor Building No. 6-M, known as Shubh Vastu Complex Situated at Plot No. 6 Survey No122,123,124,125,126,127,128,131,134,140,143/A,143/B, 144,146/A,146B and 147 of village Khativali, Vasind (West), Taluka Shahapur, District Thane-421601 in the name of MOHAMMAD ANEES MUNNA ANSARI admeasuring 531 sqft carpet area CERSAI Security Interest ID – 400062605111 (Physical Possession)	Rs. 21,90,000/- Rs. 2,19,000/-
15	Narendra Arvind Solanki And Poonam Narendra Solanki.	Rs. 49,30,100/- (Rupees Forty Nine Lakhs Thirty Thousand One Hundred only as on 08.07.2025 plus further Interest and cost from 09.07.2025)	Flat No. 204 on 2nd Floor, Building known as "Varad vinayak Apartment" Situated at Plot No 4/A/1 Survey No 27 of village Bopele, with in the limit of Kolhare Grampanchayat, Near Abhishek Florida Hari Om Nagar, Bopele Road, Neral (East) Taluka Karjat, District Raigad-410101 in the name of NARENDRA ARVIND SOLANKI and POONAM NARENDRA SOLANKI admeasuring 450 sq. ft. carpet area CERSAI Security Interest ID – 400073585986 (Physical Possession)	Rs. 20,60,000/- Rs. 2,06,000/-
			Flat No 304 on 3rd Floor, Building known as "Varad vinayak Apartment" Situated at Plot No 4/A/1 Survey No 27 of village Bopele, with in the limit of Kolhare Grampanchayat, Near Abhishek Florida Hari Om Nagar, Bopele Road, Neral (East) Taluka Karjat District Raigad-410101 in the name of NARENDRA ARVIND SOLANKI and POONAM NARENDRA SOLANKI admeasuring 450 sq. ft. carpet area CERSAI Security Interest ID – 400073342446 (Physical Possession)	Rs. 20,60,000/- Rs. 2,06,000/-
16	Navinkumar Laxman Jadhav and Ujjwala Laxman Jadhav.	Rs. 33,46,688/- (Rupees Thirty Three Lakhs Forty Six Thousand Six Hundred Eighty Eight only (as on 21.09.2025 plus further Interest and cost from 22.09.2025)	Flat No. 301, 3rd Floor A Wing In The Building Known As "Prayag Yash Phase-I" Bearing Survey No 28/2b Village Aadai Taluka Panvel District Raigad-410206 In The Name Of Navinkumar Laxman Jadhav And Ujjwala Laxman Jadhav Admeasuring 331.64 Sq. Ft. Carpet Area Cersai Id 400031547086 (Physical Possession)	Rs. 26,00,000/- Rs. 2,60,000/-
17	Neeta Girish Makwana And Girish Ramji Makwana	Rs. 31,80,763/- (Rupees Thirty One Lakhs Eighty Thousand Seven Hundred Sixty Three) as on 20.06.2025 plus further Interest and cost from 21.06.2025)	Flat No. 301, 3rd Floor, Deewan Building, Building No. 17, Shanti Sadan Co-Op Hsg. Soc. Ltd, Standing On The Plot Of Land Bearing Cts No 260/B, 261/B Village Anik, Near Mhada Colony Bus Stop, Mmrda Colony, R.C Marg, Shanti Nagar, Vashi Naka, Chembur East Mumbai 400074 Admeasuring 225 Sq. Ft. In The Name Of Neeta Girish Makwana Cersai Id 400039865187 (Symbolic Possession)	Rs. 26,30,000/- Rs. 2,63,000/-

18	Sharad Chauhan.	Rs. 43,84,145.42 (Rupees Forty Three Lakhs Eighty Four Thousand One Hundred Forty Five and Forty Two Paise) as on 26.11.2025 plus further Interest and cost from 27.11.2025)	Row House No. 16 Cluster No. 11 on the Stilt+G+2 Floors Orchid Villa Constructed on all that piece and parcel of land bearing Survey No 57/1,58/1,59/1,60/1 of Chinchoti Village,Vasai (East), Vasai Taluka,Palghar District-401208 admeasuring 34.03 sq mtr Carpet area .5.5 sq mtr Enclosed Balcony,20.55 sq mtr Pocket Terrace and 33.80 Sq. mtr. Stilt area in the name of sharad Chauhan. CERSAI ID 400073839825 (Symbolic Possession)	Rs. 46,90,000/- Rs. 4,69,000/-
19	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. 40,00,000/- Rs. 4,00,000/-
20	Sunil Pandurang Khambal.	Rs. 53,78,347/- (Rupees Fifty Three Lakhs Seventy Eight Thousand Three Hundred Forty Seven only (as on 31.08.2025 plus further Interest and cost from 01.09.2025)	Residential Flat No D/404, on 4th Floor, D-Wing in the building known as "Shri Shivam Sankul" Building No 5, in survey No 355,356/ A1,356/B,358/1, situated at Village Gass ,Nallasopara (West) Taluka Vasai Dist Palghar 401203 admeasuring 343 Sq ft i.e 31.86 Sq Mts Carpet Area in the name of SUNIL PANDURANG KHAMBAL CERSAI ID 400076786076 (Symbolic Possession)	Rs. 16,20,000/- Rs. 1,62,000/-
			Residential Flat No D/405, on 4th Floor, D-Wing in the building known as "Shri Shivam Sankul" Building No 5, in survey No 355,356/ A1,356/B,358/1, situated at Village Gass ,Nallasopara (West) Taluka Vasai Dist Palghar 401203 admeasuring 353 Sq ft i.e 32.79 Sq Mts Carpet Area in the name of SUNIL PANDURANG KHAMBAL CERSAI ID 400050169213 (Symbolic Possession)	Rs. 16,30,000/- Rs. 1,63,000/-

E-auction Date is 28.01.2026 & Last date of submission of Bid / EMD / Request letter for participation is 27.01.2026 before 5.00 p. m. Date of inspection of properties with prior appointment. Sale Notice Date : 06.01.2026

21	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. 13,03,21,096.39 (Rupees Thirteen Crore Three Lakhs Twenty One Thousand Ninety Six and Thirty Nine Paise only (as on 06.01.2026 plus further Interest and cost from 07.01.2026)	Residential Flat No. 201 on 2nd floor, Palacia Wing I, 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 CERSAI ID - 400051093973 (Physical Possession)	Rs. 80,00,000/- Rs. 8,00,000/-
			Land & Building at Plot No. B Kulhi (Ormanjhi) Industrial area Khata No. 112, Thana No 11,Sy. no. 2061 Part Ranchi Jharkhand including Plant & Machinery (sewing machines & furniture) in the name of M/s.Waist Band Garments Pvt Ltd having admeasuring Land area - 69696 sq.ft (1.60 Acre) and building constructed on area of 20150 sq.ft CERSAI ID - 400051066738 (Physical Possession)	Rs. 4,36,00,000/- Rs. 43,60,000/-

E-auction Date is 28.01.2026 & Last date of submission of Bid / EMD / Request letter for participation is 27.01.2026 before 5.00 p. m. Date of inspection of properties with prior appointment. Sale Notice Date : 07.01.2026

22	Sachio Pharma Banaglore Private Limited Represented By Directors/ Guarantors Sandip Bhikaji Tawde And Sohini Sandip Tawde	Rs. 2,79,04,391.38 (Rupees Two Crore Seventy Nine Lakhs Four Thousand Three Hundred Ninety One and Thirty Eight Paise only (as on 06.01.2026 plus further Interest and cost from 07.01.2026)	Flat No. 303, 3rd Floor, A Wing, Building No. 17-19, Kannamwar Nagar, Rangrekha Co Op Hsg. Soc. Ltd. (Royal Stone) Sr. No. 113 (Part) Cts No. 356a (Part) Near Gajanan Maharaj Chowk, Kannamwar Nagar, Vikroli East Mumbai 400083. Admeasuring 635 Sq.ft. Carpet Area In The Name Of Sandip Bhikaji Tawade Cersai Id 400081402309 (Symbolic Possession)	Rs. 1,45,00,000/- Rs. 14,50,000/-
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E-auction Date is 13.02.2026 & Last date of submission of Bid / EMD / Request letter for participation is 12.02.2026 before 5.00 p. m. Date of inspection of properties with prior appointment. Sale Notice Date : 07.01.2026

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, Authorised Officer, Canara Bank, ARM Branch, Mumbai (Mob. No. 8655948054) or Mr. Purnachander Rao officer (Mob. No. 7842782478) 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>

Place : Mumbai
Sd/-
Authorised Officer,
ARM - Branch Canara Bank