

SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation 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 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, and As is What is basis on 24.09.2025, through online E-auction between 12.00 pm to 2.00 pm, for recovery of dues as described here below, due to our various branches indicated therein. The Earnest Money Deposit shall be deposited on or before 23.09.2025, up to 4:00 pm. The property can be inspected, with prior appointment with Authorised Officer on 22.09.2025 between 10.00 am to 4.00 pm.

Sr.	Name of the Borrower(s)/ Guarantors (s) / Mortgagors (s)	Outstanding dues as on 31.07.2025 and further interest, charges and other cost from 01.08.2025	DETAILS OF SECURITY/IES Area is Sq.ft. (POSSESSION TYPE)	Reserve Price	Canara Bank Account Details	Contact Details
				Earnest Money Deposit (Emd)		
1	Shri Anand Kumar Bhola Mishra S/o Shri Bhola Mishra (Borrower and Mortgagor)	Rs.1285893.86	All Part and Parcel of Residential Flat No. 406, 4th Floor, B-Wing, Triveni Lotus Building, Building No:01, Parasnath nagari, Umroli(E)- Dist. Palghar 401404, North:Nest Lotus Building, South: Open Plot,East: Open Plot, West: Prashant Nagari Building No.2,CERSAI:Security ID: 400054490143 Carpet Area:353 Sq.ft. Possession Type:-Physical	Rs.13,64,000.00 Rs1,36,400.00	CANARA BANK, AC NO 209272434 IFSC CODE: CNRB0015475	VASAI ROAD DIWANMAN(15475) (MANAGER, PRATIK SINHA, CONTACT NO 919765631310)
2	Shri. Shubham Vilas Pawar (Borrower and Mortgagor) & Smt. Sujata Suresh Pawar (Co-Borrower and Mortgagor)	Rs.28,20,342.72	All that Part & parcel of Flat No 205 on the 2nd Floor Building Known as Deep Hillcrest Sector No. 1 Plot No. 265 Pushpak Vadaghar Near Lakshadeep Elegance Building Wadghar Panvel, District Raigad Maharashtra 410221 Carpet Area-25.540 Sq. Mts. Excluding usable enclosed Balcony area of 3.780 Sq. Mts and Chajja area 4.260 Sq. mts.Boundaries of the property: East: Icon Park Building, West: Road, North: Open Plot, South: Lakshadeep Elegance,Cersai Assets Id-200068538799,Cersai Security Id 400067486766 Built Up Area 433 SQ.FT Possession Type:-SYMBOLIC	Rs30,90,000.00 Rs. 3,09,000.00	CANARA BANK, AC NO:-209272434 IFSC CODE: CNRB0015057	JOGESHWARI WEST-II BRANCH DP CODE 15057 (SENIOR MANAGER, SMT. MEENAKSHI SINGH, CONTACT NO. 7208015965)
3	Smt. Jayshree S Jadhav W/o Shri Shravan P Jadhav (Borrower and Mortgagor) and Shri Shravan Pandurang Jadhav S/o Shri Pandurang Jadhav (Co-Borrower and Mortgagor)	Rs.38,17,442.86	All Part & Parcel of Residential Flat No. A/101, 1st Floor, adm.28.25 Sq.mtrs.,in the Building No.1, Known as Parasnath Nagari, Naigaon Link Road, Naigaon(East), Dist. Palghar, situated at New Survey No.58, Old Survey No.231, New Survey No.60, Old Survey No. 232, New Survey No.61, Old Survey No.289, New Survey No.62, Old Survey No.233, New Survey No.63, Old Survey No.298, Village Tivari, Taluka-Vasai, in the Registration District Palghar Maharashtra 401208Boundaries:North-Open Ground,South- BG Kini road/Juchandra road, East-N wing of Parasnath Nagari, West-Under construction Building, CERSAI :Security Id:400087399147, Carpet Area:515 SQ.FT, Possession Type:-SYMBOLIC	Rs.26,42,000.00 Rs.2,64,200.00	CANARA BANK, A/C NO 209272434 IFSC CODE: CNRB0015023	MUMBAI VILE PARLE EAST-II [15023] (SENIOR MANAGER, DIPTI ARYA, CONTACT NO 9902580837)
4	Shri Kundan Subhash Chavan S/o Shri Subhash Ramchandra Chavan(Borrower and Mortgagor)	Rs.28,32,683.72	All Part and Parcel of residential Flat No. 304, 3'd Floor, Building High Tech Villa, Plot No.19, Sector 6, Village Karanjade, Near Gomechanic Auto Service Workshop, Navi Mumbai, Taluka Panvel District Raigad - 410206.Standing in the name of Shri Kundan Subhash Chavan S/o Shri Subhash Ramchandra Chavan. Boundaries of the Property:East:Residential Building, West: Residential Building, North: Tulsi Villa CHSL, South: Road,CERSAI:Security Id:400066197830, CARPET AREA:474SQ.FT, Possession Type:-SYMBOLIC	Rs.29,38,000.00 Rs.2,93,800.00	CANARA BANK, A/C NO 209272434 IFSC CODE: CNRB0000205	SPECIALISED SME BRANCH, MUMBAI GOREGAON EAST[00205] (SENIOR MANAGER, AMIT SAXENA, CONTACT NO 7014196846)
5	Shri Mohammad Murshed Dukhu Shaikh(Borrower and Mortgagor)	Rs.17,45,144.86	All Part and Parcel of Residential Flat No. 404, on the 4th Floor, adm. 24.44 sq.mtrs. (Carpet arca) + adm. 5.19 sq.mtrs. (Balcony arca), Building No. 02, in the building known as PARAMOUNT ENCLAVE, constructed on all that piece and parcel of land bearing Survey No: 1023/1+2/25, New survey no. 1023/9, 1023/9/1, lying, being and situated at Village: Mahim, Taluka & District Palghar and in the registration District and sub district of Palghar. Boundaries :-North : Flat No 401South : Open Space,East : Flat No 403,West : flat No 405, CERSAI:Security Id:400074626819, BUILT UP AREA:351 SQ.FT. Possession Type:-Physical	Rs.17,40,000.00 Rs.1,74,000.00	CANARA BANK, A/C NO 209272434 IFSC CODE: CNRB0015466	VADAVALI BASSEIN[15466] (MANAGER, ABHISHEK KUMAR, CONTACT NO 918074306708)

6	Smt. Rahee Ritesh Mahadeshwar W/o Shri Ritesh Mahadeshwar (Borrower and Mortgagor) & Sri Ritesh R Mahadeshwar S/o Shri Ravi Mahadeshwar(Co-Borrower)	Rs.15,38,510.72	All Part & Parcel of residential Flat no 1, Ground floor, Building no 3, vaidahi complex Revenue Shivaji Nagar, salvad village, Bolsar(w) Tal & Dist Palghar 401501. Boundaries:North:Open Plot, South:Residential Building, East:Internal road B Residential Building , CERSAI:Security Id:400040167866, BUILT UP AREA:440SQ. FT. Possession Type:-Physical	Rs.16,71,000.00 Rs.1,67,100.00	CANARA BANK, A/C NO:- 209272434 IFSC CODE: CNRB0002843	MUMBAI DAHISAR WEST[02843] (SENIOR MANAGER, SHRI AMIT KUMAR, CONTACT NO 917763819936
7	Shri Rajesh Ashok Naidu S/o Shri Ashok Naidu (Borrower and Mortgagor) and Smt. Kirti R. Chavan (Alias) Kirti Rajesh Naidu W/o Shri. Rajesh Naidu (Co-Borrower and Mortgagor)	Rs.17,26,767.39	All Part and Parcel of residential Flat No. 002 on the Ground Floor , in 'B' Wing admeasuring about 600 Sq. fts. In Sai Empire Complex Bldg. No. 4 & 5 known as Sai Siddhi Apartment, Virar, Vasai, Palghar, constructed on land bearing Survey No. 156 Hissa No. 2/2, admeasuring 2230 sq. mtrs & Survey. No. 157 Hissa No. 11 admeasuring 1160 sq. mtrs. Lying, being and situated at Village Virar, Taluka Vasai, District Palghar Maharashtra 401305, Boundaries :-North: Vakratunda CHS, South: Open Space, East: C Wing of Sai Siddhi Apartment, West: A Wing of Sai Siddhi Apartment CERSAI ID:-400040198027, BUILT UP AREA 600 SQ.FT Possession Type:-SYMBOLIC	Rs.15,69,000.00 Rs.1,56,900.00	CANARA BANK, A/C NO 209272434 IFSC CODE: CNRB0002663	MUMBAI KANDIVLI EAST BRANCH [02663] (SENIOR MANAGER, DEVENDRA KUMAR, CONTACT NO: 919973323062)
8	Shri Rajesh Vijay Bahadur Singh S/o Shri Vijay Singh (Borrower and Mortgagor) and Smt. Archana Rajesh Singh W/o Rajesh Singh (Co-Borrower)	Rs.18,54,326.36	Residential Building:All Part & Parcel of residential flat bearing No. Flat No 004, on Ground Floor admeasuring 505 Sq ft (Built Up) i.e. 46.99 Sq. meters, in the building Known as KRUPA NAGAR"of the society Known as Krupa Nagar Co-operative Housing Society Ltd, Wing No III, Chandresh Lodha Marg, Near Nagela Talav, Achole, Nalasopara (E) Taluka Vasai District Palghar 401209 constructed on N. A. land bearing Survey No 206 (166) Hissa No 0-35-4North:Om Bhakh CHSLSouth:Residential Building,East: Building No.1; Krupa Nagar CHSLWest: Building No.4; Krupa Nagar CHSL.CERSAI Asset Id: 200038708745 Security Id: 400038775105BUILT UP AREA 505 SQ.FT Possession Type:-SYMBOLIC	Rs.31,02,000.00 Rs.3,10,200.00	CANARA BANK, A/C NO. 209272434 IFSC CODE: CNRB0015469	KAMAN[15469](MANAGER, SHRI AMIT KUMAR SINHA CONTACT NO 919117446939)
9	Shri Rakesh Kumar Gupta (Borrower and Mortgagor) and Smt. Nisha R Gupta (Co-Borrower and Mortgagor)	Rs.10,28,443.64	All that part and parcel Flat No. 106, on 1st Floor in 'A' Wing in the building No.1 known as Triveni Lotus, admeasuring 251.24 Sq.ft.(Carpet Area)+31 Sq.Ft. (Terrace Area) situated at Village:Umroli, Taluka : Palghar, bearing Survey No.133, Hossa No.2 within the limits of Palghar Nagar Parishad 401505, Boundaries of the Property:East: Open Plot, West: Open Plot, North: B Wing, South: Internal Road CERSAI ID:Assets ID:200037952162, Security ID: 400038018255, CARPET AREA 251.24SQ.FT Possession Type:-SYMBOLIC	Rs.11,26,000.00 Rs.1,12,600.00	CANARA BANK, A/C NO. 209272434 IFSC CODE: CNRB0015475	VASAI ROAD DIWANMAN BRANCH[15475](SENIOR MANAGER, PRATIK SINHA, CONTACT NO.919765631310)
10	Ramlal Lalji Vishwakarma (Borrower and Mortgagor) and Smt. Sangeeta Vishwakarma (Co-Borrower and Mortgagor)	Rs.19,71,408.14	All that part & parcel of the property consisting of Flat No 708 7th Floor, 3 B Wing in building No 3A & 3B Paramount Enclave, village Mahim Taluka & District Palghar 401404, Boundaries of the Property:North: Open Space South: Flat No/707 East: Passage & Flat No.709, West: Open Space CERSAI:Security ID:400050727553 CARPET AREA 366 SQ.FT, Possession Type:-Physical	Rs.18,78,000.00 Rs.1,87,800.00	CANARA BANK, A/C NO. 209272434 IFSC CODE: CNRB0015475	VASAI ROAD DIWANMAN[15475] (MANAGER, PRATIK SINHA, CONTACT NO 919765631310)
11	Smt. Raseeka Ramakant Naik D/o Shri Ramakant Naik (Borrower and Mortgagor)	Rs.41,53,724.86	All Part and Parcel of residential Flat No. 102 on 1st Floor, 'D' Wing, Building known as NEEL SIDHI ORBIT, Situated at Plot No. 23, Sector No. 11 of Village Panvel, Near St. Josephs School & C. K. Thakur College Sports Ground, New Panvel (West), Taluka Panvel, District Raigad 410 206, Boundaries of the Property:East: Railway Track, West: Kidzonla Preschool Road, North: Internal Road, South: Open Plot, CERSAI: Security ID:400064897749, CARPET AREA 329 SQ.FT, Possession Type:-Physical	Rs.41,42,000.00 Rs.4,14,200.00	CANARA BANK, A/C NO. 209272434 IFSC CODE: CNRB0000205	SPECIALISED SME BRANCH, MUMBAI GOREGAON EAST[00205](SENIOR MANAGER, AMIT SAXENA, CONTACT NO 7014196846)

12	Shri. Vaibhav Arvind Patil S/o Shri. Arvind Patil (Borrower and Mortgagor) & Shri. Dilip Kishan Patil S/o Shri. Kishan Patil (Guarantor)	Rs.11,14,885.71	All that Part and parcel of residential Flat Bearing No. 305, admeasuring 452 sq.ft. Built up area, on the 2nd floor in 'B' Wing in the building No. 2 known as Aadinath Complex, constructed on a piece and parcel of land bearing CTS No.190 admeasuring 2769 sq.mts. situate, lying and being at Village Palghar, Taluka and District Palghar, within the local jurisdiction of Nagar Parishad Palghar and within the Jurisdiction of Sub Registrar Palghar Maharashtra 401404, Boundaries of the property: East: CTS No.181 West: Road, North: CTS No.182, South: Remaining land of CTS No.190. Cersai Assets Id – 200012132813, Cersai Security Id - 400012157485, CARPET AREA 452 SQ.FT, Possession Type:-Symbolic	Rs.17,28,000.00 Rs.1,72,800.00	CANARA BANK, PALGHAR [4641], A/C NO. 209272434 IFSC CODE: CNRB0004641	CANARA BANK, PALGHAR [4641] (SENIOR MANAGER, SIDHARTH DHIR, CONTACT NO. 9004683345)
13	Shri. Subhashchandra M Vishwakarma S/o Shri Motilal Vishwakarma (Borrower and Mortgagor)	Rs.18,04,002.29	All Part and Parcel of Residential Flat No. 302, 3rd Floor, (Municipal House No 336), Amboji Apartment, Co-Operative Housing Society Ltd. Nallasopara East, District Thane, Maharashtra, Pin: 401209 Boundaries of the property: North: Internal Road South: Swapan Diwas Niwas, East: Lakshmi Niwas, West: Nallasopara-Achale Road CARPET AREA 390 SQ.FT, Possession Type:-Physical	Rs.15,00,000.00 Rs.1,50,000.00	CANARA BANK, A/C NO. 209272434 IFSC CODE CNRB0015032	SPECIALISED SME BRANCH, MUMBAI MAROL[15032] (DIVISIONAL MANAGER, SHIPRA RAI, CONTACT NO918882536577)
14	Smt Sugandha Devi Anil Jha (Borrower) and Shri Anil Parshuram Jha (Co-Borrower)	Rs.10,27,484.20	All Part and Parcel of residential Flat No 302, 3rd Floor, A Wing, Classic-99, Survey No 199 Of Village Nilemore, Nallasopara, Taluka -Vasai, District Thane. 401203. Boundaries of the Property: North: C-wing, South: B-wing East: E-wing, West: Internal Road, CERSAI Security Id: 400034986516, CARPET AREA 418 SQ.FT, Possession Type:-Physical	Rs.14,24,000.00 Rs.1,42,400.00	CANARA BANK, A/C NO 209272434 IFSC	VASAI ROAD DIWANMAN[15475] (MANAGER, PRATIK SINHA, CONTACT NO 919765631310)
15	M/s Kiran Infra Services (Borrower), Sri Kiran S Patil (Guarantor) Sri Narayan B Patil (Guarantor), Sri Suhas N Patil (Guarantor)	Rs.9,95,81,871.04	Unit No. 1038 on 1st Floor, L Wing, Building Known as AKSHAR BUSINESS PARK, Situated at Plot No. 03, Sector-25 of Village Vashi, Near Mapco Market, Vashi, Navi Mumbai 400 703. Boundaries: North: Unit No 1037, South: Unit no 1039, East: Open, West: Lift, CERSAI: Security Id: 400071193144, BUILT UP AREA: 2663.17 SQ.FT Possession Type:-Physical	Rs.2,81,8,000.00 Rs.28,18,800.00	CANARA BANK, AC NO 209272434 IFSC CODE: CNRB0002411	SPECIALISED SME, SAKINAKA BRANCH, MUMBAI[2411] (SENIOR MANAGER MUKESH KUMAR CONTACT NO 917739307053)

Other terms and conditions :

- The property/ies will be sold in "AS IS WHERE IS" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the branch before deposit of the Earnest Money Deposit (EMD).
- The property/ies will not be sold below the Reserve Price.
- The property can be inspected on date as mentioned above between 10.00 AM and 4.00 PM.
- The intending bidders shall deposit Earnest Money Deposit (EMD), being 10 % of the Reserve Price, 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, on or before 4.00 pm as dated above.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000/- The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. 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 the sale being knocked down in his/ her favour and the balance within 15 working day from the date of confirmation of sale. If the successful bidder fails to pay the sale price as stated above, the deposit made by him shall be forfeited.
- All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.
- For sale proceeds of Rs. 50,00,000.00 (Rupees Fifty Lakhs Only) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
- Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- For further details the service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 8291220220, Email: Support.BAANKNET@psballiance.com.) or branch Head contact details as given above may be contacted during office hour on any working day.

Place: Mumbai

Date: 26.08.2025

Authorised Officer

Canara Bank