केनरा बैंक Canara Bank
भारत सरकार का उपक्रम A Government of India Undertaking

Syndicate Bank

Canara Bank Mumbai Regional Office North ,
Kohinoor Bldg, II Floor, Opp. Siddhivinayak Mandir, Prabhadevi, Mumbai-400025,
Email recoveryronorth@canarabank.com **Ph No:** 93712 52577/ 9583158117

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 provison 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 **29.10.2025** ,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 **28.10.2025, up to 4:00 pm.** The property can be inspected, with prior appointment with Authorised Officer on **27.10.2025** between **10.00 am to 4.00 pm.**

Sr. No.	Name of the Borrower(s)/ Guarantors (s) / Mortgagors (s)	Outstanding dues as on 30.08.2025/31.08.2025 and further interest, charges and other cost from 01.09.2025	DETAILS OF SECURITY/IES Area is Sq.ft. (POSSESSION TYPE)	Reserve Price / Earnest Money Deposit (Emd)	Canara Bank Account Details	Contact Details
1	**Shri Sharad Chauhan (Borrower)**	Rs.40,98,117.32	All that part and parcel of Residential Bungalow/Row House No. 16, on the Stilt + G + 2 Floors, Cluster No. 11, adm. 34.03 sq.mtrs. (Carpet area), adm. 5.5 Sq. mtrs. (Enclosed balcony area), adm. 20.55 sq.mtrs. (Pocket terrace area) & adm. 33.80 sq.mtrs. (Stilt area), in the Project known as "'ORCHID VILLA"', constructed on all that piece and parcel of land bearing Survey No. 57/1, 58/1, 59/1, 60/1, lying being situated at Village: Chinchoti, Taluka: Vasai & District: Palghar and in the registration district Palghar and sub district of Vasai 401208. Boundaries of the Property: North -: Road South -: Open Space East -: Row House No.17 West -: Row House No.15 **CERSAI: Security Interest id 400073839825 Asset Id:200075288405 Carpet Area 34.03 Sq.Mtrs SYMBOLIC POSSESSION**	**Rs.47,36,000.00 Rs.4,73,600.00**	**CANARA BANK, AC NO 209272434 IFSC CODE: CNRB0002678**	SPECIALISED SME BRANCH, MUMBAI MIDC ANDHERI(2678) CHIEF MANAGER PRADEEP KUMAR VERMA 9557784909
2	**M/s TBSE Hotels Pvt. Ltd and Guarantors 1) Shri. Mihir Vijay Desai(Director), 2) Shri. Amit Deonath Singh(Director), 3) Shri. Vijaybhai B Desai (Joint Property Owner), 4) Smt. Daxaben V Desai (Joint Property Owner)**	Rs.7,18,87,755.62	All that part and parcel of Flat no.05 admeasuring 687 sq.ft. carpet area on 1st floor of building known as "Madhu Kunj" belonging to Ashoka Hind Co-Operative Housing Society Ltd; having Ground+6 upper floors bearing C T S No. E/614 of Khar West, Bandra Division, Mumbai 400052. Standing in the names of Shri. Vijaybhai B Desai and Smt. Daxaben V Desai (Jointly). Boundaries of the property North: CTS No.610 and 611 South: Road East: CTS No.615West: CTS No.613 **CERSAI Asset Id: 200051374718 CERSAI Security Interest Id: 400051377305 CARPET AREA:687 SQ.FT. SYMBOLIC POSSESSION**	**Rs.3,87,75,000.00 Rs.38,77,500.00**	**CANARA BANK, A/C NO 209272434 IFSC CODE: CNRB0002678**	Chief Manager, Pradeep Kumar Verma, Contact No 9557784909
3	**M/S Dattaria Healthcare Centre, (Proprietor Shri Haresh Lakhubhai Dattaria)**	Rs.13,00,152.08	Shop No.06, on ground floor, adm 237 sq.ft, i.e. adm.22.02 sq.mtrs., (Built up area), in the building known as Laxmi Narayan Apartment CHS. Ltd, Constructed on all that piece of parcel of land bearing Survey No.92/A, B, Hissa No.2/1,2,4, Plot No.4, adm. 1254 sq. mtrs. Lying, being and situated at Village Palghar, Taluka & District Palghar, in the registration district and Sub District of Palghar. 410404 **BUILT UP AREA 237 SQ.FT "SYMBOLIC POSSESSION**	**Rs18,13,000.00 Rs.1,81,300.00**	**CANARA BANK, AC NO 209272434 IFSC CODE: CNRB0004641**	Palghar Branch[04641] SENIOR MANAGER SIDHARTH DHIR, 919004683345
4	**Shri Manish Rattibhan Chauhan (Borrower) & Smt. Reshama Chauhan (Co-Borrower)**	Rs.18,66,406.00	Residential Flat No.C/204 (Rera Carpet adm.30.29 sq. mtrs. & 4.27 sq. mtrs.(Balcony Area), 2nd Floor, C-Wing, "Mann Complex", Navali, Palghar-401404, situated at land bearing Gut No.122/ S.No.37/6 and 39P., Plot No.12, 13 of Vill.Navali via Surya Prakalp, Taluka & District Palgharest : A Wing of Sai Siddhi Apartment **Carpet Area 30.29 Sq.Mtrs SYMBOLIC POSSESSION**	**Rs.18,59,000.00 Rs1,85,900.00**	**CANARA BANK, AC NO 209272434 IFSC CODE: CNRB0004640**	Canara Bank, Vada [04640] SENIOR MANAGER POSI BABU, 919704348856
5	**Shri Anand Kumar Bhola Mishra S/o Shri Bhola Mishra (Borrower and Mortgagor)**	Rs.12,85,893.86	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. PHYSICAL POSSESSION**	**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)
6	**Shri. Shubham Vilas Pawar (Borrower and Mortgagor) & Smt. Sujata Suresh Pawar (Co-Borrower and Mortgagor)**	Rs.28,20,342.72	All that Part and 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 SYMBOLIC POSSESSION**	**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)
7	**Smt. Jayshree S Jadhav W/o Shri**	Rs.32,88,355.92	All Part and Parcel of Residential Flat No. A/101, 1st Floor, adm.28.25 Sq.mtrs. in the Building	**Rs.26,42,000.00**	**CANARA BANK**	Mumbai Vile Parle East-

Mobile No. 09224445671

			BUILT UP AREA 433 SQ.FT SYMBOLIC POSSESSION			
7	**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.32,88,355.92	All Part and 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 401208 Boundaries: 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. SYMBOLIC POSSESSION**	**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)
8	**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. SYMBOLIC POSSESSION**	**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)
9	**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 401 South : Open Space East : Flat No 403 West : flat No 405 **CERSAI: Security Id:400074626819 BUILT UP AREA:351 SQ.FT. PHYSICAL POSSESSION**	**Rs.17,40,000.00 Rs.1,74,000.00**	**A/CCANARA BANK, A/C NO 209272434 IFSC CODE: CNRB0015466**	Vadavali Bassein[15466] (Manager, Abhishek Kumar, Contact No 918074306708)
10	**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 and Parcel of residential Flat no 1, Ground floor, Building no 3, vaidahi complex Revenue Shivaji Nagar, salvad village, Boisar(w) Tal & Dist Palghar 401501. Boundaries: North:Open PlotSouth:Residential Building East:Internal road West:Residentail Building **CERSAI: Security Id: 400040167866 BUILT UP AREA:440SQ.FT. PHYSICAL POSSESSION**	**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
11	**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 ApartmentWest : A Wing of Sai Siddhi Apartment **CERSAI ID:-400040198027 BUILT UP AREA 600 SQ.FT SYMBOLIC POSSESSION**	**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)
12	**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 and Parcel of residential flat bearing No. Flat No 004, on Ground Floor admeasuring 505 Sq ft (Built Up) i.e. 46.93 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 0-35-4 North:Om Bhakh CHSL South:Residentail Building East: Building No.1; Krupa Nagar CHSL West: Building No.4; Krupa Nagar CHSL **CERSAI Asset Id: 200038708745 Security Id: 400038775105 BUILT UP AREA 505 SQ.FT SYMBOLIC POSSESSION**	**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)
13	**Shri Rakesh Kumar Gupta(Borrower**	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	**Rs.11,26,000.00**	**CANARA BANK,**	Vasai Road Diwanman

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			400038775105 BUILT UP AREA 505 SQ.FT SYMBOLIC POSSESSION			
13	**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 SYMBOLIC POSSESSION**	**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)
14	**Ramlal Lalji Vishwakarma(Borrower and Mortgagor) and Smt. Sangeeta Vishwakarma(Co-Borrower and Mortgagor)**	Rs.19,71,408.14	All that part and 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 PHYSICAL POSSESSION**	**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)
15	**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. Joseph's School & C. K. Thakur College Sports Ground, New Panvel (West), Taluka Panvel, District Raigad 410 206 Boundaries of the Property: East: Railway Track West:Kidzonia Preschool Road North:Internal Road South:Open Plot **CERSAI: Security ID:400064897749 CARPET AREA 329 SQ.FT PHYSICAL POSSESSION**	**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)
16	**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 SYMBOLIC POSSESSION**	**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)
17	**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,(Muncipal House No 336), Amboji Apartment, Co-Operative Housing Society Ltd. Nallasopara East, District Thane, Maharashtra, Pin: 401209 North: Internal Road South: Swapan Diwas Niwas East: Lakhsmi Niwas West: Nallasopara -Achole Road **CARPET AREA 390 SQ.FT PHYSICAL POSSESSION**	**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] (Divisonal Manager, Shipra Rai, Contact No 918882536577)
18	**Smt Sugandha Devi Anil Jha (Borrower) and Shri Anil Parshuram Jha(Co-Borrower)**	Rs.10,04,761.20	All Part and Parcel of residential Flat No 302, 3rd Floor, A Wing, Classic-99, Survey No 199 Of Village Nilemore, Nalasopara, 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.FTPHYSICAL POSSESSION**	**Rs.14,24,000.00 Rs.1,42,400.00**	**CANARA BANK, A/C NO 209272434 IFSC CODE: CNRB0015475**	Vasai Road Diwanman[15475] (Manager, Pratik Sinha, Contact No 919765631310)
19	**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 PHYSICAL POSSESSION**	**Rs.2,81,88,000.00 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 :

a. 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).
b. The property/ies will not be sold below the Reserve Price.
c. The property can be inspected on date as mentioned above between 10.00 AM and 4.00 PM.
d. 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.
e. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies 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.
f. 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.
g. All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.
h. 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.
i. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
j. 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: 03.10.2025

Authorised Officer

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