



## 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 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.)<br>Earnest Money Deposit (EMD)                  |
|---------|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| 1       | Mr. Alok Mishra and Mr. Ranjeet Kumar             | Rs. 78,95,528.64 (Rupees Seventy Eight lacs ninety five thousand five hundred Twenty eight and paise sixty four only) as on 31.03.2025 plus further Interest and cost from 01.04.2025 | Flat No. 301, 3rd Floor, Building No. A-3 society Ltd, Jaydeep Park A Building Co-operative Housing Society Ltd at Majiwada Main Road, Thane(W)- 400601 (admeasuring 545 Sq. ft. Built up). (Physical Possession) | Rs. 62,50,000/-<br>Rs. 6,25,000/-<br>Date Of Inspection : 09.05.2025 |

E-AUCTION DATE IS : 15.05.2025 / Earnest Money Deposit shall be deposited on or before 13.05.2025 up to 5 p.m.

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|---|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| 2 | Mr. Anand Mahavir Dongare (Borrower), M/s. Kisan SMP Proprietor Mr. Anand Mahavir Dongre (Borrowers) | Rs. 2,35,92,468.36 (Rupees Two Crore Thirty Five Lacs Ninety two Thousand Four hundred sixty Eight and Paise Thirty Six Only) as on 31.03.2025 plus further Interest and cost from 01.04.2025 | Flat No. 505, 5th Floor, Wing B Building No. 20 Shastri Nagar, Prabhat CHSL, Goregaon West, Mumbai 400104 (Area 647.98 Sq. ft. built up) Mechanical Tower Car parking space for 1car (Symbolic Possession) | Rs. 1,05,80,000/-<br>Rs. 10,58,000/- |
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| 3 | M/s. Kavita Auxillaries Pvt. Ltd. (Borrower), Mr. Vishvas R. Gajarmal (Director/ Guarantor/ Mortgagor), Mrs. Parijat Vishwas Gajarmal (Director/ Guarantor/ Mortgagor) | Rs. 10,70,39,614.44 (Rupees Ten Crores seventy lacs thirty nine thousand six hundred fourteen and paise forty four Only) as on 31.03.2025 plus further Interest and cost from 01.04.2025 | Gala No. A/3 ground floor standard house village Piparia Amlil, S no 66/01 dhanudyog sankari Sangh Ltd Silvassa 396 230, dadra and nagar haveli-396230 Admeasuring 1750 Sq Ft in the name of M/s Kavita Tex O Chem ( Proprietor Smt Parijat V. Gajarmal) (Symbolic Possession) | Rs. 79,80,000/-<br>Rs. 7,98,000/- |
|   |                                                                                                                                                                        |                                                                                                                                                                                          | Gala No. 102 1st Floor B wing Electronic Industrial Estate Village Piparia Amlil, Silvassa.- 396230 Area : 834 Sq. ft. in the name of M/s. Kavita Tex O Chem (Proprietor Smt Parijat V Gajarmal) (Symbolic Possession)                                                         | Rs. 30,00,000/-<br>Rs. 3,00,000/- |
|   |                                                                                                                                                                        |                                                                                                                                                                                          | Gala 111 B 1st Floor S. No. 126P Electronic Indl Estate Amlil Silvassa.- 396230 adm: 834 Sq.ft. in the name of Vishvas R Gajarmal (Symbolic Possession)                                                                                                                        | Rs. 30,00,000/-<br>Rs. 3,00,000/- |
|   |                                                                                                                                                                        |                                                                                                                                                                                          | Flat No. 202, 2nd Floor Parishram Aptment Building Plot No. 2 Samarvarni Silvassa Khanvel Road, dadar nagar Haveli.- 396230 area 1485 sq. ft. In the name of Vishvas R Gajarmal. (Symbolic Possession)                                                                         | Rs. 54,00,000/-<br>Rs. 5,40,000/- |
|   |                                                                                                                                                                        |                                                                                                                                                                                          | Flat No. 201, 2nd Floor Plot No. 2 S. No. 6/1p Samarvarni Silvassa.- 396230 admeasuring 2000 Sq. Ft. in the name of Vishvas R. Gajarmal. (Symbolic Possession)                                                                                                                 | Rs. 72,90,000/-<br>Rs. 7,29,000/- |
|   |                                                                                                                                                                        |                                                                                                                                                                                          | EMT of Flat No. 303, 3rd Floor 'E Bldg., Padmavati Vihar S. No. 19/2/2 dadra and Nagar Haveli.- 396230 admeasuring : 1150 Sq.Ft. silvassa in the name of Vishvas R. Gajarmal. (Symbolic Possession)                                                                            | Rs. 33,00,000/-<br>Rs. 3,30,000/- |

E-AUCTION DATE IS : 23.05.2025 / Earnest Money Deposit shall be deposited on or before 20.05.2025 up to 5 p.m.

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| 4 | Mr. Mubarak M. Shaikh, 2. Mrs. Jaribabi M. Shaikh, 3. Mrs. Rubina M. Shaikh, 4. Mr. Sri Subhash R. Benbanshi, 5. Mr. Imran Munir Shaikh, 6. Mr. Sheikh Raja Malik 7. To The Legal Heirs Late Mr. Munir Ahmed Shaikh | Rs. 50,29,635.08 (Rupees Fifty Lacs Twenty Nine Thousand Six Hundred Thirty Five And Paise Eight Only) as on 31.03.2025 plus further Interest and cost from 01.04.2025. | Flat No. 3 Ground Floor Aradhana Building, Juhu Lane, CD Barfiwala Road, Andheri West, Mumbai-400058 Admeasuring 530 Sqft build up, in the name of Mr. Mubarak M. Shaikh, Mrs Jaribabi M Shaikh, Mr Munir Ahmed Shaikh. (Symbolic Possession) | Rs. 1,18,00,000/-<br>Rs. 11,80,000/- |
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E-AUCTION DATE IS : 20.05.2025 / Earnest Money Deposit shall be deposited on or before 19.05.2025 up to 5 p.m.



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|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| 4 | Mr. Mubarak M. Shaikh,<br>2. Mrs. Jaribabi M. Shaikh, 3. Mrs. Rubina M. Shaikh, 4. Mr. Sri Subhash R. Benbanshi, 5. Mr. Imran Munir Shaikh, 6. Mr. Sheikh Raja Malik 7. To The Legal Heirs Late Mr. Munir Ahmed Shaikh | Rs. 50,29,635.08 (Rupees Fifty Lacs Twenty Nine Thousand Six Hundred Thirty Five And Paise Eight Only) as on 31.03.2025 plus further interest and cost from 01.04.2025. | Flat No. 3 Ground Floor Aradhana Building, Juhu Lane, CD Barfiwala Road, Andheri West, Mumbai-400058 Admeasuring 530 Sqft build up in the name of Mr. Mubarak M. Shaikh, Mrs Jaribabi M Shaikh, Mr Munir Ahmed Shaikh. (Symbolic Possession) | Rs. 1,18,00,000/-<br>Rs. 11,80,000/- |
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| 5 | Ms. Paramount Enterprises and Guarantor 1. Sunil D. Chafekar And 2. Mr. Govind Ratanchand Bodhwani | Rs. 1,00,02,793.01 (Rupees one Crore Two thousand seven Hundred Ninety three and paise one only) as on 28.02.2025 plus further interest and cost from 01.03.2025 | Flat No. 703, 7th Floor Rustomjee Evershine Global City, Avenue G, building no 4 ,Co-oprative Housing Society, Village Dongare (Narang), Virar West-401303 In the name of Mr Sunil D Chafekar and Govind Ratanchand Bodhwani, Admeasuring 361 Sq. Ft. carpet area (Symbolic Possession) | Rs. 23,23,000/-<br>Rs. 2,32,300/- |
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| 6 | Mr. Pallithara Josheph Paulson Mrs. Mary Paulson and Ms Sanya Paulson Pallithara (Borrower and guarantor) | Rs. 94,96,578.87 (Rupees Ninety Four Lacs Ninety Six Thousand Five hundred Seventy Eight and paise Eighty Seven only) as on 31.01.2025 plus further interest and cost from 01.02.2025 | Flat No. 101, 1st Floor, building "A" Emma Towers CHSL Central Avenue Road Junction 15th Road 7 Corner of 4th road Behind HDFC Bank, Chembur Mumbai-400071. Admeasuring area 480 Sq. ft. Built up. (Physical Possession) | Rs. 1,11,78,000/-<br>Rs. 11,17,800/-<br>Date Of Inspection : 16.05.2025 |
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E-AUCTION DATE IS : 20.05.2025 / Earnest Money Deposit shall be deposited on or before 13.05.2025 up to 5 p.m.

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|---|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| 7 | Mr. Pravin Ganesh Hedu and Neha Parvin Hedu | Rs. 62,39,096.44 (Rupees Sixty Two Lacs Thirty Nine Thousand Ninety Six And Paise Forty Four Only) as on 31.03.2025 | Flat No. 303, 3rd Floor Building No. 06, (A type BLDG) Atlanta Eden World Temghar Bhiwandi Thane - 421302 Admeasuring : 716 Sq. Ft. carpet area (Physical Possession) | Rs. 33,50,000/-<br>Rs. 3,35,000/- |
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| 8 | 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 | 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 Sqmt CB area, 4.09 Sq. Mt F.B. area 1.86 Sq. mt. Service area. (Physical Possession) | Rs. 33,88,000/-<br>Rs. 3,38,800/- |
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- 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 (mentioned above table).
  - After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before (mentioned above table) 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.
  - Authorized 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), Mrs Rinkita Sodani officer (Mob. No. 9413641701), 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.ebkray@procure247.com)."

Date : 23.04.2025  
Place : Mumbai

Sd/-  
Authorised Officer, ARM -I Branch  
Canara Bank