

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 under the Securitisation and Reconstruction of Financial Assets & 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 / 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.

Date Of E-Auction & Time :30.01.2026 (11.00 AM to 12.00 PM)

Details Of Emd & Other Documents To Be Submitted To Service Provider On Or Before :-29.01.2026 (Up To 5 P.m)

Sr No	Name of the Borrower(S)/ Guarantors (S) / Mortgagors	Outstanding As On	Details Of Security/ies Area is Sq.ft. (Possession Type)	Reserve Price
				Earnest Money Deposit (Emd)
1	M/s A & A Associates.	Rs. 2,49,25,598.05 (Rupees Two Crore Forty Nine Lacs Twenty Five Thousand Five Hundred and Ninety Eight Paise Five Only), and interest thereon from 06.01.2026.	Shop No.3 on the Ground Floor, adm 21.84 Sq.mtrs.(Carpet area), i.e; 235 Sq.Ft and having loft adm. 78 Sq.ft.(Built up area) i.e. adm. 7.25 Sq.mtrs, in the building known as "Godavari Park" and now in the society known as "Sanpada Godavari Park Co-operative Housing Society Limited" situated at Plot No. 1, Sector-06, Sanpada, Navi Mumbai, constructed on all that piece of parcel of land bearing sector-06, plot no.1, lying being and situated at Village Sanpada, Navi Mumbai, Taluka & Dist-Thane in the name of Mr. Avanish Shah. Property Type:- Symbolic, Sale Notice Date:-06.01.2026	Rs.38,80,000/-
2			Shop No.4 on the Ground Floor, adm 37.78 Sq.mtrs.(Carpet area), i.e; 342 Sq.Ft and having loft adm. 114 Sq.ft.(Built up area) i.e; adm. 10.59 Sq.mtrs, in the building known as "Godavari Park" and now in the society known as "Sanpada Godavari Park Co-operative Housing Society Limited" situated at Plot No.1, Sector-06, Sanpada, Navi Mumbai, constructed on all that piece of parcel of land bearing sector-06, plot no.1, lying being and situated at Village Sanpada, Navi Mumbai, Taluka & Dist-Thane in the name of Mr. Avanish Shah. Property Type:- Symbolic, Sale Notice Date:-06.01.2026	Rs.56,51,000/-
3	Mr. Ajit Madhusudhan Narapreddy.	Rs. 2,02,10,625/- (Rupees Two Crore Two Lacs Ten Thousand Six Hundred Twenty Five Only), and interest thereon from 06.01.2026	2 BHK Residential Flat No.E-1, Ground Floor, Adm-942 Sq.ft.s (Carpet Area) equivalent to 87.55 Sq mts + Terrace Area, adm.444 Sq Pts. Equivalent to 41.26 Sq.Mts, along with 1 car parking area of 220 Sq.Mts (Equivalent to 20.45 Sq.Mts) in the Building known as "Kalpatru Apartment CHS Ltd", House No. 2129 on Land bearing Survey No.390/2546 being situated at New Modi Khana, Sadar Bazar, Cantonment,Bhawani Peth, Pune - 411001. Property Type:- Symbolic, Sale Notice Date:-06.01.2026	Rs. 1,87,08,750/-
4			Flat No 704, on the 7th floor, Area admeasuring 43.19 Sq. mtrs carpet plus 6.31 Sq. mtrs FB/E/P/CB in the building known as "FALCO MARIGOLD" Constructed on the piece and parcel of land bearing Survey No 54 Hissa No 18A, Area Admeasuring 2910 Sq.mts lying being situated at village Balyani, Taluka Kalyan District - Thane Within the limits of KDMC, State of Maharashtra. Property Type:- Symbolic, Sale Notice Date:-06.01.2026	Rs. 35,86,000/-
5	Mr. Ankush Dada Padalkar	Rs.33,82,429.56 (Rupees Thirty Three Lacs Eighty Two Thousand Four Hundred Twenty Nine and Paise Fifty Six Only), and interest thereon from 05.01.2026		Rs. 3,58,600/-
6				
7	Mr. Ashok Ramkaran Singh	Rs.39,45,727.34 (Rupees Thirty Nine Lacs Fourty Five Thousand Seven Hundred Twenty Seven & Paise Thirty Four Only)	Flat No-301, 3rd Floor, C-Wing, Vastu Hills CHSL, Yadav Nagar, Near Lodha Heaven, Badlapur East, Sy.No. 83/2 (PT) 85/1 of Village- Shirgaon, Taluka-Ambernath, Thane - 421503. Property Type:- Symbolic, Sale Notice Date:-06.01.2026	Rs.20,00,000/-
8	M/s B & J Corporation	Rs. 82,26,475.66 (Rupees Eighty Two Lacs Twenty Six Thousand Four hundred Seventy Five & Paise Sixty Six only), & interest thereon from 05.01.2026		Rs.2,00,000/-
9				
10	Ms. Babita Gupta.	Rs. 60,16,392.06 (Rupees Sixty Lacs Thirty Nine Thousand Two Hundred Sixty Two and Paise Six Only), and interest thereon from 05.01.2026	Flat No- 4(5/A/4), Ground Floor, Rear Wing, Building No-5A, situated at Sub Plot No. 5,CTS No-426 of Village Mogra, Baptista Compound, Opposite Sawarkar Hospital & Hilton Tower, Jijamata Marg, Andheri East,Mumbai-400093. Property Type:Symbolic, Sale Notice Date:-06.01.2026	Rs. 1,10,70,000/-
11				Rs. 11,07,000/-
12	Ms. Babita Gupta.	Rs. 60,16,392.06 (Rupees Sixty Lacs Thirty Nine Thousand Two Hundred Sixty Two and Paise Six Only), and interest thereon from 05.01.2026		
13			Residential Flat bearing Flat No 105 on the first floor admeasuring 55.76 Sq. Mtrs	Rs. 52,27,000/-

		05.01.2026		
7	Ms. Babita Gupta.	Rs. 60,16,392.06 (Rupees Sixty Lacs Sixteen Thousand Three Hundred Ninety Two and Paise Six Only), and interest thereon from 23.10.2025	Residential Flat bearing Flat No.105 on the first floor admeasuring 55.76 Sq. Mtrs. Carpet Area, in "D-Wing", of the project known as "Versatile Valley" constructed on Land bearing Old Survey/Hissa No. 11/9, 13/-, 14/-, 15/-, 16/1A & 1B, New Survey/Hissa No. 12/9,14/-,15/-,16/-,17/1A & 1B situated at Village-Nilje, Taluka - Kalyan, District - Thane, within the limits of the Nilje Gram Panchayat. Property Type:Symbolic, Sale Notice Date:-06.01.2026	Rs. 52,27,000/- Rs. 5,27,200/-
8	M/s. Bhairavnath Cotton Industries	Rs.11,99,85,490.00 (Rupees Eleven Crore Ninety Nine Lakh Eighty Five Thousand Four Hundred Ninety only and further interest and other charges from 21.02.2024	All that part and parcel of commercial non agricultural land admeasuring about 7000 Sq.Mts and along with Building/ Construction thereon of 546.80 Sq.Mtrs plus parking area admeasuring 700 Sq.mtrs out of at Gat No.1412/1 situated at Nevasa Road, Shevgaon, Taluka Shevgaon, District Ahmednagar- 414502. Property Type:Symbolic, Sale Notice Date:-06.01.2026	Rs.96,29,000/- Rs.9,62,900/-
9			All that part & parcel of Land bearing Plot no.01, Plot no.02 near IOC Petrol Pump Gat no.1044, Shevgaon, Ahmednagar-414502 (Plot no.01-276 sq.mtr, Plot no.02-206 sq.mtr) & All that Part & parcel of land bearing Plot no.02, Plot no.06 & Plot no.12 near IOC Petrol Pump, Gat no.1044, Shevgaon,Ahmednagar-414502 (Plot no.02-220.21 sq.mtr, Plot no.06-186.63 sq.mtr, Plot no.12-105.84 sq.mtr) aggregating to (994.68 sq.mtrs or 10703 sq.ft) Property Type:Symbolic, Sale Notice Date:-06.01.2026	Rs.11,31,000/- Rs.1,13,100/-
10	Mr. Brijesh Chandrabhan Saro	Rs. 47,91,026.44 Rupees Forty Seven Lacs Ninety OneThousand Twenty Six and Paise Forty Four Only), and interest thereon from 05.01.2026	Flat No.404, 4th Floor, Adm.710 Sq.Ft (Built up Area) in the building known as "Reyansh Galaxy" situated at Plot No.14, Sector R-3 of Village Vadghar, Near Kalbhairav mandir, Node Pushpak, Taluka-Panvel, Dist - Panvel, Dist- Raigad, Pin - 410206. Property Type:Symbolic, Sale Notice Date:-06.01.2026	Rs. 36,42,000/- Rs. 3,64,200/-
11	M/s Cardier Foods & Beverages Pvt Ltd.	Rs.13,77,47,769.84 (Rupees Thirteen Crore Seventy Seven Lacs Forty Seven Thousand Seven Hundred Sixty Nine and Paise Eighty Four Only), and interest thereon from 04.01.2026.	Commercial Shop on the 1st Floor (re:adm 2678.73 Sq.ft, One Kitta Shop/Hall, Old property No. 329 & NFW Water rate No.7E.79/325F & 79/325M made on the part of Complex Situated at Laxmi Complex, Gali Ludhiyana, Dalpat Khirki, Kotwali Road, Mathura, Uttar Pradesh-2811001. Property Type: Symbolic, Sale Notice Date:-06.01.2026	Rs.2,50,39,000/- Rs.25,03,900/-
12			Commercial Shop on the 2nd floor (North - East Side), Building known as " Laxmi Complex" on Water Tax No. Old 329, New No. 79/325, situated at Gali Ludhiyana, Dalpat Khirki, Kotwali Road, Mathura, Uttar Pradesh - 2811001. Property Type: Symbolic, Sale Notice Date:-06.01.2026	Rs.1,71,48,000/- Rs.17,14,800/-
13	Mr.DEEPAK SHIVSHANKAR MAURYA	Rs.40,72,654.96 (Rupees Forty Lacs Seventy Two Thousand Six Hundred Fifty Four and Paise Ninety SixOnly), and interest thereon from 06.01.2026	Mr. Deepak Shivshankar Maurya, Flat No 201, On 2nd Floor, B-Wing, Type-C, Building No.6, Amit Apartments, Pilaji Nagar, Gut No 40b/11 Of Village-Bandathe, Near SonaResort, Kelve East, Palghar-401401 Property Type: Symbolic, Sale Notice Date:-06.01.2026	Rs.18,23,000/- Rs.1,82,300/-
14	Mrs. Kajal Bhalchandra Kadam.	Rs. 38,89,650.81 Rupees Thirty Eight Lacs Eighty NineThousand Six Hundred Fifty and Paise Eighty One Only)	Flat No.101,1st Floor, situated at Survey No-369, Hissa No.4 of Village Neral, Near Neral Station & Shree Gajanan Hotel, Off.Karjat Murbad Road, Taluka-Karjat District -Raigad, Pin - 410101 Property Type: Symbolic, Sale Notice Date:-06.01.2026	Rs.15,91,000/- Rs.1,59,100/-
15			Flat No.301,3rd Floor, situated at Survey No.369, Hissa No.4 of Village Neral, Near Neral Station & Shree Gajanan Hotel, Off. Karjat Murbad Road, Taluka-Karjat District -Raigad, Pin-410101. Property Type: Symbolic, Sale Notice Date:-06.01.2026	Rs.12,96,000/- Rs.1,29,600/-
16	Mr.ROHIT CHALWADI	Rs.37,45,288.14 (Rupees Thirty Seven Lacs Forty Five Thousand Two Hundred Eighty Eight and Paise Fourteen Only)	Room No.504 on 5th Floor, Building No.14 known as "Ekta Diwan CHSL",situated at land bearing CTS No.260/B,261/B, of Village-Anik, MMRDA Colony, Vashinaka , Chembur, Mumbai-400 074. Property Type: Symbolic, Sale Notice Date:-06.01.2026	Rs.21,35,000/- Rs.2,13,500/-

For further details may contact Mr. Sudarshan Joshi, Authorised Officer, Canara Bank, ARM Branch, Mumbai (Ph.No.: 8655948054/8655948019 Mob - 9590913338) or Mr. Sunil Pratihast (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 : 06.01.2026

Place: Mumbai

**AUTHORISED OFFICER,
CANARA BANK, ARM BRANCH**