

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 (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.)
				Earnest Money Deposit (EMD)
1.	Sri Akash Bhagwan Thorat	Rs. 62,99,645.00 (Rupees Sixty Two Lakh Ninety Nine Thousand Six Hundred and Forty Five Only) as on 31.01.2026 plus further interest and cost from 01.02.2026	All the part and parcel of Residential Flat being Flat No. 102 on the 1 st Floor admeasuring 33.86 Sq Mtrs Carpet area, in the building known as "BLISS RESIDENCY" 'D' Type Constructed on land bearing survey No. 32/1A situated at village Dhamote, Taluka Karjat, District Raigad - 410201. Bounded as follows: North: Open plot; South: Open plot; East: C wing and garden area blissfull Villa; West: Open plot (Symbolic Possession)	Rs. 15,39,000/- Rs. 1,53,900/-
			Residential Flat With Room No. 508, On The 5 th Floor, Area Adm. 225 Sqft(Carpet Area) Equivalent To Area Adm 25.09 Sq Mtrs (Built Up Area), In The Building No. F-7, 'Himalay Co-Operative Housing Society Limited 'Situated At Rockline, Mmrda Colony, R.C Marg, Near Rna Park, Vashinaka, Chembur, Village Anik, Atlika Kuria & District Mumbai, Suburban - 400074, Bearing Cts No. 260/B, 261/B. Bounded as follows: North: Road; South: Open Space; East: Building No. 8 in Asthavinayak soc; West: Building No. 6 in New Ekta soc. (Symbolic Possession)	Rs. 18,72,000/- Rs. 1,87,200/-
2.	Mr. Anil Ganpat Niman	Rs. 37,42,431.00 (Rupees Thirty Seven Lakh Forty Two Thousand Four Hundred and Thirty One Only) as on 28.02.2026 plus further interest and charges from 01.03.2026	Flat No. 207, 2 nd Floor, S.Y. No. 300 Khata No. 2, Building Known as "Siddhivinayak Residency", Village Pen, Taluka Pen, District Raigad, Maharashtra - 402107. AREA: Built up: 599.63 Sq.ft, Carpet 499.69 sq.ft. Boundaries of the property: North: Flat No. 204, South: Open plot, East: Flat No. 206, West: Flat No. 201, (Physical Possession)	Rs. 24,75,000.00 Rs. 2,47,500.00
3.	Mr. Jishan Salim Shaikh and Mrs. Hamida Salim Shaikh	Rs. 46,39,478.00 (Rupees Forty Six Lakh Thirty Nine Thousand Four Hundred and Seventy Eight Only) as on 28.02.2026 plus further interest and charges from 01.03.2026	Residential Flat No. 204, on raised 2 nd Floor of the building Dattanand Apartment, Revenue Village Neral Taluka Karjat Dist Raigad - 410101, Carpet area 541 sq.ft. Boundaries of the property: North: Residential House, South: Open land, East: Rajlaxmi Bungalow, West: Plot No. 2. (Physical Possession)	Rs. 15,00,000.00 Rs. 1,50,000.00
4.	M/s. Patron Industries Ltd. Represented By Partners/ Guarantors - Represented By Mr. Represented By Its Directors/Guarantors Mr. Pradeep G Rohra And Mrs. Jyoti Pradeep Rohra	Rs. 59,05,13,260.00 (Rupees Fifty Nine Crore Five Lakh Thirteen Thousand Two Hundred and Sixty Only) as on 28.02.2026 plus further interest and charges from 01.03.2026	Office Premises situated at Unit No. 4009 (Part), 4010, 4011, 4012, 4013, 4023 and 4024 (Part) on 4 th Floor, A1 Wing, Oberoi Garden Estate, Oberoi Garden Premises CHS CTS No. 47 and 47/1 to 47/20 of Village Chandivali, Chandivali Farm Road Chandivali Studio Compound Chandivali (East) Mumbai - 400072 having extent of 3700 sq ft (super Built up) standing in the name of Mr. Pradeep G Rohra and Mrs. Jyoti P Rohra. (Physical Possession) Name of Title Holder: Mr. Pradeep G. Rohra and Mrs. Jyoti P Rohra	Rs. 3,13,00,000.00 Rs. 31,30,000.00
5.	Mrs. Aastha Kumari Humney (Borrower and mortgager) and Mr. Anand Kumar (Guarantor).	Rs. 44,87,985.00 (Rupees Forty Four Lakh Eighty Seven Thousand Nine Hundred and Eighty Five Only) as on 28.02.2026 plus further interest and charges from 01.03.2026	Flat No. 406 4 th Floor, Anika Apartment Survey No. 56/18 & 56/25, carpet area 396 Sq Ft. Village Bopele Taluka Karjat, Dist Raigad. Bounded as follows: North: Mahalaxmi Aangan; South: Open plot; East: Open plot; West: Internal Road (Symbolic Possession)	Rs. 22,00,000.00 Rs. 2,20,000.00
6.	Mr. Ganesh Shankar Zunjur & Mrs. Sayita Ganesh Zunjur	Rs. 46,53,699.00 (Rupees Forty Six Lakh Fifty Three Thousand and Six Hundred Ninety Nine Only) as on 28.02.2026 plus further interest and charges from 01.03.2026	Flat No. 402, 4 th Floor, "A-2 Wing" of A-Type building Adm. 90.61 Sqmtr. (975 sqft Built up area) in the Building known as "RIDDHI SIDDHI COMPLEX" situated at Near Sant Nirankari Bhawan, Temghar pada Road, Off Kalyan Bhiwandi Road, Village Temghar, Taluka Bhiwandi, Dist. Thane - 421302 and lying on the land bearing Survey No. 112, Hissa No. 2/2 paliki, Survey No. 112. Bounded by: North: B Type Building, South: Open Land, East: A-3 Wing, West: Open Plot. (Symbolic Possession)	Rs. 31,35,000.00 Rs. 3,13,500.00
7.	M/s. VRNB Travels	Rs. 47,88,005.00 (Rupees Forty Seven Lakh Eighty Eight Thousand and Five Only) as on 28.02.2026 plus further interest and charges from 01.03.2026	Office No. 106, 1 st Floor, Building No. A-1 Mandakini Residency, Carpet area 20.41sqm (220sqft), Builtup area 264 sq ft Village Titwala, Taluka Kalyan, Dist Thane, Maharashtra - 421605 in the name of Mr. Sanjay Bhargava. Boundaries of the property: North: Ganesh mandir road, South: KavitaBidharani land, East: Vandanapatil land, West: Titwalagovelli road (Physical Possession)	Rs. 16,83,000.00 Rs. 1,68,300.00
8.	M/s VRNB Property Consultants	Rs. 46,72,282.00 (Rupees Forty Six Lakh Seventy Two Thousand Two Hundred and Eighty Two Only) as on 28.02.2026 plus further interest and charges from 01.03.2026	Office No. 107, 1 st Floor, Building No A-1 Mandakini Residency, Carpet area 20.41sqm (220sqft), Builtup area 264 sq ft Village Titwala, Taluka Kalyan, Dist Thane, Maharashtra - 421605 in the name of Mr. Sanjay Bhargava. Boundaries of the property: North: Ganesh mandir road, South: KavitaBidharani land, East: Vandanapatil land, West: Titwalagovelli road (Physical Possession)	Rs. 16,83,000.00 Rs. 1,68,300.00
9.	Mr. Sonali Mangesh Pednekar	Rs. 37,26,987.00 (Rupees Thirty Seven Lakh Twenty Six Thousand Nine Hundred and Eighty Seven Only) as on 28.02.2026 plus further interest and charges from 01.03.2026	Flat No. 303, 3 rd Floor, Wing E, Building No. 10, Phase 2, Sai Moreshwar Complex, Village Vanjarpada, Taluka Karjat, Dist. Raigad - 410101 Total Carpet Area measuring 466.00Sq. Ft i.e. 43.29 sq. mtrs. Boundaries: East: Internal Plot, West: Road, North: F Wing, South: D Wing (Physical Possession)	Rs. 11,55,000.00 Rs. 1,15,500.00

E-auction Date is 22.04.2026 & Last date of submission of Bid / EMD / Request letter for participation is

21.04.2026 before 5.00 p. m. Date of inspection of properties with prior appointment. Sale Notice dated 01.04.2026 at Sr. No. 1 to 9

Chse No. A-1 To A-9, Ground Floor A Wing, At Shri Sai Loka Residency Situated

10	M/s. Laxmi Power Cables Pvt. Ltd. represented by Partners/ Guarantors - represented by Directors Mr. Naraindas M. Kukreja, Mr. Dinesh N. Kukreja, Mr. Dhiraj N. Kukreja and Corporate Guarantor M/s. Yashraj Projects represented by Proprietor Mr. Prasad V. Mokashi.	Rs. 55,80,89,949.00 (Rupees Fifty Five Crore Eighty Lakh Eighty Nine Thousand Nine Hundred and Forty Nine Only) as on 28.02.2026 plus further interest and charges from 01.03.2026	Shop No. A-1 To A-8, Ground Floor A Wing, At Shri Sai Leela Residency Situated At Survey No. 282, Hissa No. 3/1/2, Situated, Lying And Being At Village Lohagaon, Kutwal Colony, Porwal Road, Village Lohgaon, Taluka Havelli, Pune Total 1742.00 Sq Ft Area (Symbolic Possession)	Rs. 2,03,00,000/- Rs. 20,30,000/-
			Shop No. B-3 To B 8 Ground Floor B Wing, At Shri Sai Leela Residency Situated At Survey No. 282, Hissa No. 3/1/2, Situated, Lying And Being At Village Lohagaon, Kutwal Colony, Porwal Road, Village Lohgaon, Taluka Havelli, Pune Total Area 1479.57 Sq Ft (Symbolic Possession)	Rs. 1,72,00,000/- Rs. 17,20,000/-

E-auction Date is 08.05.2026 & Last date of submission of Bid / EMD / Request letter for participation is 07.05.2026 before 5.00 p. m. Date of inspection of properties with prior appointment. Sale Notice dated 01.04.2026 at Sr. No. 10

11.	Vaishali Vijay Shetty	Rs. 28,18,067.86 (Rupees Twenty Eight Lakhs Eighteen Thousand Sixty Seven and Paise Eighty Six Only) as on 29.03.2026 plus further Interest and cost from 30.03.2026	All That part and parcel of Flat No. 401, 4 th Floor, Admeasuring 336 sq ft (306 sq ft actual carpet + 30 sq ft Internal wall area = 336 sq ft carpet) & 49 sq ft Balcony, In the building known as "ANIKA APARTMENT" Constructed on the land bearing Survey No. 56/18 and 56/25, of Village Bopale, Tal- Karjat, District - Raigad, Within the jurisdiction of Sub - Registrar Karjat, CERSAI: Security Interest ID - 400075335519, Security Asset ID - 200076861041, (Symbolic Possession)	Rs. 24,30,000/- Rs. 2,43,000/-
12.	Shubham Vilas Pawar & Sujata Suresh Pawar	Rs. 32,52,334.75 (Rupees Thirty Two Lakhs Fifty Two Thousand Three Hundred Thirty Four and Paise Seventy Five Only) as on 29.03.2026 plus further interest and cost from 30.03.2026	All that part and parcel of Flat No. 205 on the 2 nd Floor building known as "Deep Hillcrest", sector No. 1, Plot No. 265, Pushpak Vadghar, Nr. Lakhshadeep Elegance, Pushpak Nagar, Navi Mumbai, Taluka - Parvel, District Raigad - 410221, Carpet Area - 25.540 Sq. Mtrs. excluding usable enclosed Balcony area of 3.780 Sq. Mtrs and Chajja area 4.260 Sq. Mtrs, Boundaries of the Property: East: Icon Park Building, West: Road, North: Open Plot South: Lakhadeep Elegance, CERSAI Asset ID - 200068538799, CERSAI Security ID - 400067486766, (Physical Possession)	Rs. 27,80,000/- Rs. 2,78,000/-
13.	Mr. Ravinder Hari Mehta	Rs. 37,43,181.97 (Rupees Thirty Seven Lakhs Forty Three Thousand One Hundred Eighty One and Paise Ninety Seven Only) as on 29.03.2026 plus further interest and cost from 30.03.2026	Residential Flat No. 210, 2 nd Floor, Admeasuring Area about 25.09 Sq. Mtrs (Built Up), in Building No. D-12 known as "Om Shakti Co - Operative Housing Society Limited", situated at Land bearing CTS No. 260/B, 261/B, Deewan Building of Village Anik, Near 369 Last Bus Stop, MMRDA Colony, Mahul Road, Vashinaka, Chembur, Mumbai - 400074., Boundaries:- North: Nagbada Road, South: Building No. 1, East: Building No. 13, West: Building No. 11, CRESAI ID - 200059735165 (Symbolic Possession)	Rs. 21,80,000/- Rs. 2,18,000/-
14.	Ms. Priyanka Sandip Raut	Rs. 32,18,179.14 (Rupees Thirty Two Lakhs Eighteen Thousand One Hundred Seventy Nine and Paise Fourteen Only) as on 29.03.2026 plus further interest and cost from 30.03.2026	All that Piece and parcel of Residential Flat No. 304, 3 rd Floor, Building No. 14 in "Ekta Diwan CHS Ltd." Situated at MMRDA Colony, Diwan, Nr. Samayapuum - Mariamman Alayam Sewa Trust, Nr. MHADA Bus Stop & Mauli Mata Society, Vashi Naka, Chembur (E), Mumbai - 400074 in the name of Priyanka Sandip Raut, Boundaries:- North: Internal Road & Open Land, South: Open Area, East: Building No. 15 in Askash Deep Society, West: Building No. 13 in Shiv Balaji Society, CRESAI ID - 400061697164 (Physical Possession)	Rs. 21,30,000/- Rs. 2,13,000/-
15.	Mr. Pidugu Hema Sundar.	Rs. 86,14,298.25/- (Rupees Eighty Six Lakhs Fourteen Thousand Two Hundred Ninety Eight and Paise Twenty Five Only) as on 29.03.2026 plus further interest and cost from 30.03.2026	Flat No: 203, 2 nd Floor, Maagna Icon, Old S. No. 117/1, New S. No. 117/1B, Plot No. 59 of Village Dahivali, Nr. Shiv Om Residency, Off Murbad Road, Karjat, Taluka Karjat, District Raigad - 410201 admeasuring 647 Sq Ft Built Up Area in the name of Pidugu Hema Sundar (Physical Possession)	Rs. 14,85,000/- Rs. 1,48,500/-
			Flat No. 204, 2 nd Floor, Maagna Icon, Old S. No. 117/1, New S. No. 117/1B, Plot No. 59 of Village Dahivali, Nr. Shiv Om Residency, Off Murbad Road, Karjat, Taluka Karjat, District Raigad - 410201 admeasuring 647 Sq Ft Built Up Area in the name of Pidugu Hema Sundar (Physical Possession)	Rs. 14,85,000/- Rs. 1,48,500/-
16.	Mr. Nitin Motilal Jain	Rs. 55,79,515.71 (Rupees Fifty Five Lakhs Seventy Nine Thousand Five Hundred Fifteen and Paise Seventy One Only) as on 29.03.2026 plus further interest and cost from 30.03.2026	Residential Flat No. 603, 6 th Floor, B Wing, Building Known as "Sai Sadan Co-Operative Housing Society Limited", situated at C.T.S. No. 6 (part), 7, 7/1 to 7/3, 9, 9/1 to 9/4 & 10 (Part) of Survey No. 256 & 257, Village Mulund, B/h Bharat Bank, Shastri Nagar, Bal Rajeshwari Road, Vaishali Nagar, Mulund (West), Taluka Kurla, District Mumbai - 400080 admeasuring 270 Sq. Ft. Built Up Area. Boundaries:- North: Open Space, South: Passage, East: Open Space, West: Flat No. 602, CRESAI ID - 400052418973, (Physical Possession)	Rs. 28,95,000/- Rs. 2,89,500/-
17.	Ms. Neha Harishchandra Sharma	Rs. 31,20,973.78 (Rupees Thirty One Lakhs Twenty Thousand Nine Hundred Seventy Three and Paise Seventy Eight Only) as on 29.03.2026 plus further interest and cost from 30.03.2026	All that Piece and parcel of Residential Flat No. 202, B Type, admeasuring 33.86 Sq. Mtrs. Carpet Area on 2nd Floor, Building Name "Bliss Residency" constructed on Land Bearing Survey No. 32/1A situated at Village Dhamote, Taluka Karjat, District Raigad, Maharashtra - 410101 in the name of Neha Harishchandra Sharma. D/o Mr. Harishchandra Sharma, Boundaries:- North: Open Road, South: D Wing & Open Plot, East: A Wing & Amrut Vel Bunglow, West: Open Plot, CRESAI ID - 400057954411 (Symbolic Possession)	Rs. 17,10,000/- Rs. 1,71,000/-
18.	Mrs. Neeta Mahesh Daulat, Mr. Mahesh Khetshi Daulat, Mr. Harsh Mahesh Daulat & Mr. Himesh Mahesh Daulat.	Rs. 1,09,87,423.87/- (Rupees One Crore Nine Lakhs Eighty Seven Thousand Four Hundred Twenty Three and Paise Eighty Seven Only) as on 29.03.2026 plus further interest and cost from 30.03.2026	Residential Flat No. 901, Admeasuring 39.76 Sq. Mtrs. Carpet Area + EBVT Area 3.90 Sq. Mtrs Area (Net Area 43.66) on the 9th floor in 'F' wing of the building known as "Fontana" of the project Known As "Palava Fontana C-H" along with one car parking space situated at Taloja Bypass Road, Dombivli (E) constructed on a land bearing Survey No. 37/1B PT, 37/2A PT, 143/3PT, 38/2P PT, 37/4PT, 37/3PT, 37/2B PT & others situated at Village Khoni, Taluka Kalyan, District Thane, Maharashtra, CERSAI ID - 400065299059 (Symbolic Possession)	Rs. 37,63,000/- Rs. 3,76,300/-
			Residential Flat No. 902, Admeasuring 39.76 Sq. Mtrs. Carpet Area + EBVT Area 3.90 Sq. Mtrs Area (Net Area 43.66) on the 9th floor in 'F' wing of the building known as "Fontana" of the project Known As "Palava Fontana C-H" along with one car parking space situated at Taloja Bypass Road, Dombivli (E) constructed on a land bearing Survey No. 37/1B PT, 37/2A PT, 143/3PT, 38/2P PT, 37/4PT, 37/3PT, 37/2B PT & others situated at Village Khoni, Taluka Kalyan, District Thane, Maharashtra, CERSAI ID - 400065299113 (Symbolic Possession)	Rs. 37,63,000/- Rs. 3,76,300/-
19.	Mr. Amit Jayram Tamboli & Mrs. Chaya Jairam Tamboli	Rs. 26,30,230.54 (Rupees Twenty Six Lakhs Thirty Thousand Two Hundred Thirty and Paise Fifty Four Only) as on 29.03.2026 plus further interest and cost from 30.03.2026	Residential Flat No. 205, Admeasuring 31.48 Sq. Mtrs (Excl. Balcony Area 5.39 Sq. Mtrs + EP & Terrace Area) on the 2nd Floor, A Wing of the Project known as "Shreeji Heights" constructed on a Land bearing Survey No. 84/1, Survey No. 83/1, Survey No. 84/3, Survey No. 8 4/6, Survey No. 84/2 situated at Village Shirgaon, Taluka Ambemath, District Thane - 421503, CERSAI Asset ID: 200032955931, CERSAI Security ID: 400033010270 (Symbolic Possession)	Rs. 21,63,000/- Rs. 2,16,300/-

E-auction Date is 21.04.2026 & Last date of submission of Bid / EMD / Request letter for participation is 20.04.2026 before 5.00 p. m. Date of inspection of properties with prior appointment. Sale Notice dated 30.03.2026 at Sr. No. 11 To 19

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, Assistant General Manager, Canara Bank, ARM Branch, Mumbai (Mob. No. 8655948054) or For Sr. No. 1 To 10 Mr. Rupesh Pillewan, Manager, (Mob No. 9380160126) For Sr. No. 11 To 19 Mrs. Kinjal Vishal Parmar officer (Mob. No. 7698185403) 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, (ayp.projectmanager2@psballiance.com), Help desk No. 8291220220, (support.BAANKNET@psballiance.com), Website - <https://baanknet.in>