

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 **24.12.2025** 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 **23.12.2025, up to 4:00 pm**. The property can be inspected, with prior appointment with Authorised Officer on **22.12.2025** between 10.00 am to 4.00 pm.

Sr. No.	Name of the Borrower(s)/ Guarantors (s) / Mortgagors (s)	Outstanding dues as on 31.10.2025 and further interest, charges and other cost from 01.12.2025	DETAILS OF SECURITY/IES Area is Sq.ft. (POSSESSION TYPE)	Reserve Price	Canara Bank Account Details	Contact Details
				Earnest Money Deposit (Emd)		
1	M/s Bharat Enterprises(Borrower), Shri. Bharat Ladku Jadhav S/o Shri. Ladku Jadhav (Proprietor and Mortgagor) and Sri Kunal Dashrath Thule S/o Shri. Dashrath Thule(Guarantor)	Rs.8,67,125.74	All that part and parcel of Commercial Shop no. 7 on First Floor, in 'A' wing in building known as "Alija Villa" situated on Bhiwandi Wada Road, near Jai Mahalaxmi Weight Bridge, opposite Saint Gobain India Pvt. Ltd., in S. No. 293 village Vadavali, Tal. Wada, Dist. Palghar - 421 312. Standing in the name of Sri Bharat Ladku Jadhav (Proprietor and Mortgagor) Boundaries of the Property :North: Jay Mahalaxmi Weight Bridge. South: By Bhiwandi Wada Road East: By Bhiwandi Wada Road West: Open space Built Up Area 240 Sq.FTS SYMBOLIC POSSESSION	Rs.6,00,000.00 Rs60,000.00	CANARA BANK, AC NO 209272434 IFSC CODE: CNRB0001563	Canara Bank, Kudus[01563] Branch (Manager, Shri. Mukesh Thakare, Contact No 8655935653)
2	M/s Choudhary Enterprises (Represented by Proprietor Shri Vikram Hariram Choudhari), Shri. Vikram Hariram Choudhari S/o Shri. Hariram Charra Chaudhari(Proprietor and Mortgagor) and Shri Hemant Subhash Bhoir S/o Shri. Subhash Raghunath Bhoir (Guarantor).	Rs.17,88,744.23	All that part and parcel of Commercial Shop, No. 1, on Ground Floor, in 'G' wing, bearing 252 Sq ft Builtup area, in the Building known as "Bramhand", at Suvery No.381, Village Kudus, Taluka Wada, District Palghar Maharashtra 421312. Standing in the name of Shri Vikram Hariram Choudhari(Proprietor/ Mortgagor). Boundaries of the Property : North: Open Space South: Road East: Proposed E Wing West: Road CERSAI Security ID:400018936439 BUILT UP AREA 252 SQ. FT. SYMBOLIC POSSESSION	Rs.10,08,000.00 Rs.1,00,800.00	CANARA BANK, AC NO 209272434 IFSC CODE: CNRB0001563	Canara Bank, Kudus[01563] Branch (Manager, Shri. Mukesh Thakare, Contact No 8655935653)
3	M/s Jadhav Enterprises(Borrower), Shri. Sunil Shantaram Jadhav S/o Shri. Shantaram Jadhav (Proprietor and Mortgagor) and Sri Kunal Dashrath Thule S/o Shri. Dashrath Thule (Guarantor).	Rs.8,50,218.8	All that part and parcel of the Gala No.8, 1st floor, in A wing, Alija Villa Survey No 293, Vadavali Taluka Wada District Palghar-421312. Built up Area bearing 240 sq.ft. Standing in the name of Shri Sunil Shantaram Jadhav(Proprietor and Mortgagor) Bounded as Follows : East : Open Space West : Open Space North : Gala No 9 South : Gala No 7 Cersai security id. 400022431135 Cersai Asset Id: 200022382173 BUILT UP AREA:240 SQ.FT. SYMBOLIC POSSESSION	Rs.6,00,000.00 Rs.60,000.00	CANARA BANK, AC NO 209272434 IFSC CODE: CNRB0001563	Canara Bank, Kudus[01563] Branch (Manager, Shri. Mukesh Thakare, Contact No 8655935653)
4	M/s Rangavkar Enterprises(Borrower), Shri. Sagar Laxman Rangavkar S/o Shri. Laxman Rangavkar(Proprietor and Mortgagor) and Shri. Satish Subash Bhoir S/o Shri. Subash Bhoir(Guarantor)	Rs.17,98,991.00	All that part and parcel of Commercial Shop no. 3 on ground floor, 'F' wing, shop named as "Rangavkar Enterprises" in "Bramhand" situated on Hanuman Mandir and Gavdevi Mandir Road, off Bhiwandi Wada Road, Near Overhead Water Tank and Grampanchayat Office, Village Kudus, Tal. Wada, Dist. Palghar - 421312, Gut No. 381 (p) Village Kudus. Standing in the name of Shri Sagar Laxman Rangavkar(Proprietor and Mortgagor). Boundaries of the Property : North: Open Space. South: Road East: Proposed E Wing (presently Vacant Plot) West: Road Cersai security id 400019739370 Cersai Assets id 200019696771 BUILT UP AREA:250 SQ.FT. SYMBOLIC POSSESSION	Rs.10,00,000.00 Rs.1,00,000.00	CANARA BANK, AC NO 209272434 IFSC CODE: CNRB0001563	Canara Bank, Kudus[01563] Branch (Manager, Shri. Mukesh Thakare, Contact No 8655935653)
5	M/s SHAM ENTERPRISES(Represented by Prop: Shri. Sham Ragho Kandre S/o Shri. Ragho Kandre), Shri. Sham Ragho Kandre S/o Shri. Ragho Kandre(Proprietor and Mortgagor) and Shri. Hemant Subhas Bhoir S/o Shri. Subhas Bhoir (Guarantor).	Rs.18,02,934.00	'All that part and parcel of Commercial Shop No 7, Ground Floor, F wing, Admeasuring 252 Sq.ft. Builtup area, Bramhand situated on Hanuman Mandir and Gavdevi Mandir Road, off Bhiwandi Wada Road, near Overhead Water Tank and Grampanchayat Office, Hanuman Mandir and Gavadevi Mandir Road, Village Kudus, Taluka Wada, District Palghar 421312. Standing in the name of Shri Sham Ragho Kandre(Proprietor and Mortgagor). Boundaries of the Property : North: Open Space. South: Road East: Proposed E Wing West: Road CERSAI Security ID:40054424020 CERSAI Asset ID:20054537992 BUILT UP AREA:252 SQ.FT. SYMBOLIC POSSESSION	Rs.10,08,000.00 Rs.1,00,800.00	CANARA BANK, AC NO 209272434 IFSC CODE: CNRB0001563	Canara Bank, Kudus[01563] Branch (Manager, Shri. Mukesh Thakare, Contact No 8655935653)
6	M/s Purra Enterprises, Shri Kunal	Rs.16,41,610.08	All that part and parcel of Commercial Shop no. 4, admeasuring 250 Sq.ft. on ground	Rs.9,00,000.00	CANARA BANK,	Canara Bank,

6	M/s Purva Enterprises, Shri. Kunal Dashrath Thule S/o Shri. Dashrath Thule(Proprietor and Mortgagor) and Shri. Sagar Laxman Rangavkar S/o Shri. Laxman Rangavkar(Guarantor).	Rs.16,41,619.08	All that part and parcel of Commercial Shop no. 4, admeasuring 250 Sq.ft., on ground floor, in 'F' wing, shop named as "Purva Enterprises" in "Bramhand" situated on Hanuman Mandir and Gavdevi Mandir Road, off Bhiwandi Wada Road, near Overhead Water Tank and Grampanchayat Office, Village Kudus, Tal. Wada, Dist. Palghar - 421312. Standing in the name Shri Kunal Dashrath Thule((Proprietor and Mortgagor). Boundaries of the Property : North: Open Space South: Road East: Proposed E Wing West: Road Cersai Security Id: 400020555228 Cersai Asset Id: 200020510994. Built Up Area 250 Sq.Fts SYMBOLIC POSSESSION	Rs.9,20,000.00 Rs.,92,000.00	CANARA BANK, AC NO 209272434 IFSC CODE: CNR8000156	Canara Bank, Kudus[01563] Branch (Manager, Shri. Mukesh Thakare, Contact No 8655935653)
7	M/s Om Sai Construction(Borrower), Shri Rajendra Tukaram Patil S/o Shri. Tukaram Patil(Proprietor and Mortgagor) and Shri Yogesh Ramesh Patil S/o Shri. Ramesh Patil (Guarantor).	Rs.10,69,701.78	All that part and parcel of residential Flat NO 106, admeasuring 413 sq.ft (Carpet area) on 1st floor, A wing, in Building known as Neptune Building, on land bearing Gut No 508 part, at Chinchghar, PO kudus, Taluka wada, District Palghar 421312. Standing in the name of Shri Rajendra Tukaram Patil(Proprietor and Mortgagor)Boundaries of the Property : North: National English School. South: B Wing East: Classic Building West: Open Plot Carpet Area 413 Sq.Fts SYMBOLIC POSSESSION	Rs.9,92,000.00 Rs.99,200.00	CANARA BANK, AC NO 209272434 IFSC CODE: CNR80001563	Canara Bank, Kudus[01563] Branch (Manager, Shri. Mukesh Thakare, Contact No 8655935653)

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. 50,000/- 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: 20.11.2025

Authorised Officer