



सिंडिकेट Syndicate

**ARM BRANCH MUMBAI**

Canara Bank Building, 4<sup>th</sup> 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 (Banknet) 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) / Mortgagee(s)	Outstanding	Details of Security/ies (Status of Possession)	Reserve Price (R.P.)
				Earnest Money Deposit (EMD)
1.	Mr. Chandrakant Rangnath Ugalmugle & Mrs. Manisha Chandrakant Ugalmugale	Rs. 26,80,544.50/- (Rupees Twenty Six Lakhs Eighty Thousand Five Hundred Forty Four And Paise Fifty Only (as on 04.02.2026 plus further interest and cost from 05.02.2026)	Flat No. 203, 2 <sup>nd</sup> Floor, "Varadvinayak Apartment", Plot No. 4/A/1, Survey No. 27, Village Bopele, Near Abhishek Florida Complex, Bopele Road, Ramkrishna Nagar, Neral, Taluka Karjat, District Raigad, Maharashtra - 410101. Admeasuring 487 Sq. Ft. Built up Area <b>Boundaries: North: Lift, South: Flat No. 204 &amp; Staircase, East: Open Space, West: Flat No. 202, (Symbolic Possession)</b>	Rs. 20,72,000.00 Rs. 2,07,200.00
2.	M/s. Saideep Enterprises, Late Shri Dashrath Bhishe (Proprietor) & Mr. Nitin Dashrath Bhishe	Rs. 2,21,20,479.87 (Rupees Two Crore Twenty One Lakhs Twenty Thousand Four Hundred Seventy Nine and Eighty Seven Paise only as on 04.02.2026 plus further interest and cost from 05.02.2026)	Flat No. 102 & 102/A, Admeasuring 32.62 Sq Mtr Carpet Area on 1 <sup>st</sup> Floor Building Known as Shivam CO-Operative Housing Society Ltd, Situated at Marol Military Road, Opp Hill View Society, Andheri-Kurla, Andheri (East), Mumbai - 400059 Constructed on land bearing C.T.S. No 142 & 143 of Village Marol, Taluka Andheri District Mumbai Suburban Security Interest Id 400013440138 Cersai Assets Id 200013411613 in the name of Mr. Dashrath Prabhu Bhishe Under <b>(Symbolic Possession)</b> Boundries (Actual) <b>East: Bamandayapada Road, West: Lok Yamuna Complex, North: Under Construction Building, South: Residential Banglow.</b>	Rs. 1,78,00,000.00 Rs. 17,80,000.00
3.	Mrs. Gauri Naresh Mackwan & Mr. Akash Naresh Mackwan	Rs. 28,59,411.84/- (Rupees Twenty Eight Lakhs Fifty Nine Thousand Four Hundred Eleven And Paise Eighty Four Only (as on 04.02.2026 plus further interest and cost from 05.02.2026)	Residential Premises Owned By Mrs. Gauri Naresh Mackwan & Mr. Akash Naresh Mackwan Having Address: Flat No. 104, 1 <sup>st</sup> Floor, Varadvinayak Apartment, Survey No 27, Plot No. 4/A/1, Bhopale Road, Village Bopele, Neral East Taluka Karjat, District Raigad 410101 Admeasuring: 465 Sq Ft Carpet Area <b>Boundaries: East: By Open Plot, West: By Bungalow, North: By Bopele Road, South: By Open Plot (Symbolic Possession)</b>	Rs. 18,41,000.00 Rs. 1,84,100.00
4.	Mr. Gotam Kumar	Rs. 30,79,879.32/- (Rupees Thirty Lakhs Seventy Nine Thousand Eight Hundred Seventy Nine And Paise Thirty Two Only (as on 04.02.2026 plus further interest and cost from 05.02.2026)	Residential Flat Bearing Flat No.403 Admeasuring About 41.25 Sq Mtrs Carpet Area 2.97 Sq Mtrs Sun Breaker On The 4th Floor In Building Known As Rushi Hills Of Society Known As Rushi Hills Cooperative Housing Society Ltd.constructed On Land Bearing Gat No. 46,Hissa No. 7, Plot No. 11 Of Village - Manjarji ,Taluka -Ulhasnagar ,District- Thane In The Name Of Mr. Gotam Kumar Boundaries: (Actual): <b>North: Jai Prathamesh Chsl, South: Residential Building, East: Audanber Bungalow, West: Shreeneel Nisarg Society, (Symbolic Possession)</b>	Rs. 26,41,375.00 Rs. 2,64,137.50
5.	Mr. Harsh Mahesh Daulat	Rs. 80,33,782.33/- (Eighty Lakhs Thirty Three Thousand Seven Hundred Eighty Two And Paise Thirty-Three Only) (as on 04.02.2026 plus further interest and charges thereon from 05.02.2026)	All That Part And Parcel Of Property Bearing Details:- Residential Flat Bearing Flat No. 101, 1 <sup>st</sup> Floor Of Om Darshan Building, Sector No. 19, C. T. S. No. 1029 of Village Shabaz, Near Vidya Prasarak High School, Cbd Belapur, Navi Mumbai, Taluka & Distt. Thane - 400614 Purchased By Mr. Harsh Mahesh Daulat, <b>Boundaries Of The Property: North: Open Space, South: Passage, East: Flat No. 102, West: Lift, (Symbolic Possession)</b>	Rs. 76,00,000 Rs. 7,60,000
6.	Mr. Bhartraj Bhaskar Thali & Mrs. Sugandha Bharatraj Thali.	Rs. 25,43,530.89 (Rupees Twenty Five Lakhs Forty Three Thousand Five Hundred Thirty And Paise Eighty Nine Only) (as on 04.02.2026 plus further interest and cost from 05.02.2026)	All That Part And Parcel Of Property Bearing Details:- Residential Flat No. 301, On The 3 <sup>rd</sup> Floor, "Swami Leela Apartment" Village Dhamote, Taluka Karjat, District Raigad, Maharashtra, Purchased By Mr. Bhartraj Bhaskar Thali & Mrs. Sugandha Bharatraj Thali <b>Boundaries of The Property: (Actual) North: Internal Village Road, South: Open Plot, East: Open Plot, West: Open Plot, (Symbolic Possession)</b>	Rs. 29,35,325/- Rs. 2,93,532.50/-

E-auction Date is 24.02.2026 & Last date of submission of Bid / EMD / Request letter for participation is 23.02.2026 before 5.00 p. m. Date of inspection of properties with prior appointment.

7.	Mrs. Nikita Sachin Patil (Borrower & Mortgagee) and Mr. Gaurav Dilip Gawde (Guarantor).	Rs. 63,73,524.02 (Rupees Sixty Three Lakhs Seventy Three Thousand Five Hundred Twenty Four And Paise Two Only as on 04.01.2026 plus further interest and cost from 05.01.2026)	Residential Flat No. 001 on Ground Floor, Building No. 7-A, Building Known as "Shubh Vastu Housing Complex", admeasuring 505 Sq. Ft Built up areasituated at Land bearing Plot No. 7, Survey/Gut Nos. 122 to 128, 131, 134, 140, 143A, 143B, 144, 146A, 146B, 147 of Village Khativali, Nr. Foodmax Hotel, Vashind (West), Taluka Shahpur, District – Thane, Maharashtra - 421604. <b>(Physical Possession)</b>	Rs. 16,47,000/- Rs. 1,64,700/-
			Residential Flat No. 002 on Ground Floor, Building No. 7-A, Building Known as "Shubh Vastu Housing Complex", admeasuring 505 Sq. Ft Built up areasituated at Land bearing Plot No. 7, Survey/Gut Nos. 122 to 128, 131, 134, 140, 143A, 143B, 144, 146A, 146B, 147 of Village Khativali, Nr. Foodmax Hotel, Vashind (West), Taluka Shahpur, District – Thane, Maharashtra - 421604. <b>(Physical Possession)</b>	Rs. 16,47,000/- Rs. 1,64,700/-
8.	Mr. Ananda Brendra Chakravarti and Mrs. Ritu Wadhwa.	Rs. 1,57,51,241.94 (Rupees One Crore Fifty Seven Lakhs Fifty One Thousand Two Hundred Hundred Forty One And Paise Ninety Four Only as on 05.01.2026 plus further interest and cost from 06.01.2026)	Flat No. C-10, 4 <sup>th</sup> Floor, Sujata Apartments CHSL, Manipada Road, Opposite University Campus, Vidya Nagri, Kalina, Santacruz (East), Mumbai - 400098. <b>(Symbolic Possession)</b>	Rs. 1,50,00,000.00 Rs. 15,00,000.00
			Shop No. 304, super built up area admeasuring 1891.06 sqft and its built up area is 104.81 Sq. Mtrs	

M/s. Shreeji Star Trading Private Ltd,  
Mr. Pankaj Nagjibhai Patel,  
Mrs. Amisha Pankaj Patel & Shreeji Gems Limited.

Rs 5,06,05,076.75 (Rupees Five Crores Eight Lakhs Five Thousand Seventy Six and Paise Seventy Five Only) as on 31.01.2026 plus further Interest and cost from 01.02.2026

<p>Shop No. 304, super built up area admeasuring 1891.06 sqft and its built up area is 104.81 Sq. Mtrs on 3rd floor together with undivided proportionate share in underneath land admeasuring 34.09 Sq. Mtrs of low – rise shopping complex known as "MARVEL PLAZA" constructed on the land bearing Plot No. 1 to 10 admeasuring 1021.70 Sq. Mtrs and after KJP known as Bolck No. 443/B-1 to 443/B-5 total admeasuring 286.85 Sq. Mtrs at "Shiv Awas Cooperative Housing Society Vibhag – 2" situated at the land bearing Block Nos 443 and 444 (Rev S Nos 476 and 477) of village Kamrej, Sub District Taluka – Kamrej, District Surat. <b>Surrounded by:- North: Leaving Margin, Adjoining Road, South: Adjoining Society, East: Adjoining Shagun Livino Building, West: Adjoining Society Road, CERSAI SECURITY INTEREST ID-400063237284, Asset ID – 200064045990 (Symbolic Possession)</b></p>	<p>Rs. 44,50,000/- Rs. 4,45,000/-</p>
<p>Shop No. 305, super built up area admeasuring 2375.60 sqft and its built up area is 137.26 Sq. Mtrs on 3rd floor together with undivided proportionate share in underneath land admeasuring 44.65 Sq. Mtrs of low – rise shopping complex known as "MARVEL PLAZA" constructed on the land bearing Plot No. 1 to 10 admeasuring 1021.70 Sq. Mtrs and after KJP known as Bolck No. 443/B-1 to 443/B-5 total admeasuring 286.85 Sq. Mtrs at "Shiv Awas Cooperative Housing Society Vibhag – 2" situated at the land bearing Block Nos 443 and 444 (Rev S Nos 476 and 477) of village Kamrej, Sub District Taluka – Kamrej, District - Surat. <b>Surrounded by:- North: Leaving Margin, Adjoining Road, South: Adjoining Society, East: Adjoining Shagun Livino Building, West : Adjoining Society Road CERSAI SECURITY INTEREST ID-400063237284, Asset ID – 200064045990 (Symbolic Possession)</b></p>	<p>Rs. 57,90,000/- Rs. 5,79,000/-</p>
<p>Shop No. 306, super built up area admeasuring 1887.39 sqft and its built up area is 110.43 Sq. Mtrs on 3rd Floor together with undivided proportionate share in underneath land admeasuring 35.92 Sq. Mtrs of low – rise shopping complex known as "MARVEL PLAZA" constructed on the land bearing Plot No. 1 to 10 admeasuring 1021.70 Sq. Mtrs and after KJP known as Bolck No. 443/B-1 to 443/B-5 total admeasuring 286.85 Sq. Mtrs at "Shiv Awas Cooperative Housing Society Vibhag – 2" situated at the land bearing Block Nos 443 and 444 (Rev S Nos 476 and 477) of village Kamrej, Sub District Taluka – Kamrej, District Surat. <b>Surrounded by:- North: Leaving Margin, Adjoining Road, South: Adjoining Society, East: Adjoining Shagun Livino Building, West: Adjoining Society Road. CERSAI SECURITY INTEREST ID-400063237284, Asset ID – 200064045990 (Symbolic Possession)</b></p>	<p>Rs. 46,60,000/- Rs. 4,66,000/-</p>
<p>Shop No. 401, super built up area admeasuring 1571.99 sqft and its built up area is 92.49 Sq. Mtrs on 4th Floor together with undivided proportionate share in underneath land admeasuring 30.09 Sq. Mtrs of low – rise shopping complex known as "MARVEL PLAZA" constructed on the land bearing Plot No. 1 to 10 admeasuring 1021.70 Sq. Mtrs and after KJP known as Bolck No. 443/B-1 to 443/B-5 total admeasuring 286.85 Sq. Mtrs at "Shiv Awas Cooperative Housing Society Vibhag – 2" situated at the land bearing Block Nos 443 and 444 (Rev S Nos 476 and 477) of village Kamrej, Sub District Taluka Kamrej, District Surat. <b>Surrounded by:- North: Leaving Margin, Adjoining Road, South: Adjoining Society, East: Adjoining Shagun Livino Building, West: Adjoining Society Road, CERSAI SECURITY INTEREST ID - 400063237284, Asset ID – 200064045990 (Symbolic Possession)</b></p>	<p>Rs. 39,50,000/- Rs. 3,95,000/-</p>
<p>Shop No. 402, super built up area admeasuring 2353.24 sqft and its built up area is 136.00 Sq. Mtrs on 4th Floor together with undivided proportionate share in underneath land admeasuring 44.24 Sq. Mtrs of low – rise shopping complex known as "MARVEL PLAZA" constructed on the land bearing Plot No. 1 to 10 admeasuring 1021.70 Sq. Mtrs and after KJP known as Bolck No. 443/B-1 to 443/B-5 total admeasuring 286.85 Sq. Mtrs at "Shiv Awas Cooperative Housing Society Vibhag – 2" situated at the land bearing Block Nos 443 and 444 (Rev S Nos 476 and 477) of village Kamrej, Sub District Taluka – Kamrej, District – Surat. <b>Surrounded by:- North: Leaving Margin, Adjoining Road, South: Adjoining Society, East: Adjoining Shagun Livino Building, West: Adjoining Society Road, CERSAI SECURITY INTEREST ID-400063237284, Asset ID – 200064045990 (Symbolic Possession)</b></p>	<p>Rs. 57,50,000/- Rs. 5,75,000/-</p>
<p>Shop No. 403, super built up area admeasuring 2265.38 sqft and its built up area is 129.69 Sq. Mtrs on 4th Floor together with undivided proportionate share in underneath land admeasuring 42.19 Sq. Mtrs of low – rise shopping complex known as "MARVEL PLAZA" constructed on the land bearing Plot No. 1 to 10 admeasuring 1021.70 Sq. Mtrs and after KJP known as Bolck No. 443/B-1 to 443/B-5 total admeasuring 286.85 Sq. Mtrs at "Shiv Awas Cooperative Housing Society Vibhag – 2" situated at the land bearing Block Nos 443 and 444 (Rev S Nos 476 and 477) of village Kamrej, Sub District Taluka – Kamrej, District - Surat. <b>Surrounded by:- North: Leaving Margin, Adjoining Road, South: Adjoining Society, East: Adjoining Shagun Livino Building, West: Adjoining Society Road CERSAI SECURITY INTEREST ID-400063237284, Asset ID – 200064045990 (Symbolic Possession)</b></p>	<p>Rs. 55,00,000/- Rs. 5,50,000/-</p>
<p>Shop No. 404, super built up area admeasuring 1891.06 sqft and its built up area is 104.81 Sq. Mtrs on 4th Floor together with undivided proportionate share in underneath land admeasuring 34.09 Sq. Mtrs of low – rise shopping complex known as "MARVEL PLAZA" constructed on the land bearing Plot No. 1 to 10 admeasuring 1021.70 Sq. Mtrs and after KJP known as Bolck No. 443/B-1 to 443/B-5 total admeasuring 286.85 Sq. Mtrs at "Shiv Awas Cooperative Housing Society Vibhag – 2" situated at the land bearing Block Nos 443 and 444 (Rev S Nos 476 and 477) of village Kamrej, Sub District Taluka – Kamrej, District - Surat. <b>Surrounded by:- North: Leaving Margin, Adjoining Road, South: Adjoining Society, East: Adjoining Shagun Livino Building, West: Adjoining Society Road, CERSAI SECURITY INTEREST ID-400063237284, Asset ID – 200064045990 (Symbolic Possession)</b></p>	<p>Rs. 44,50,000/- Rs. 4,45,000/-</p>
<p>Shop No. 405, super built up area admeasuring 2375.60 sqft and its built up area is 137.26 Sq. Mtrs on 4th Floor together with undivided proportionate share in underneath land admeasuring 44.65 Sq. Mtrs of low – rise shopping complex known as "MARVEL PLAZA" constructed on the land bearing Plot No. 1 to 10 admeasuring 1021.70 Sq. Mtrs and after KJP known as Bolck No. 443/B-1 to 443/B-5 total admeasuring 286.85 Sq. Mtrs at "Shiv Awas Cooperative Housing Society Vibhag – 2" situated at the land bearing Block Nos 443 and 444 (Rev S Nos 476 and 477) of village Kamrej, Sub District Taluka – Kamrej, District – Surat. <b>Surrounded by:- North: Leaving Margin, Adjoining Road, South: Adjoining Society, East: Adjoining Shagun Livino Building, West: Adjoining Society Road, CERSAI SECURITY INTEREST ID-400063237284, Asset ID – 200064045990 (Symbolic Possession)</b></p>	<p>Rs. 58,00,000/- Rs. 5,80,000/-</p>
<p>Shop No. 406, super built up area admeasuring 1887.39 sqft and its built up area is 110.43 Sq. Mtrs on 4th Floor together with undivided proportionate share in underneath land admeasuring 35.92 Sq. Mtrs of low – rise shopping complex known as "MARVEL PLAZA" constructed on the land bearing Plot No. 1 to 10 admeasuring 1021.70 Sq. Mtrs and after KJP known as Bolck No. 443/B-1 to 443/B-5 total admeasuring 286.85 Sq. Mtrs at "Shiv Awas Cooperative Housing Society Vibhag – 2" situated at the land bearing Block Nos 443 and 444 (Rev S Nos 476 and 477) of village Kamrej, Sub District Taluka – Kamrej, District – Surat. <b>Surrounded by:- North: Leaving Margin, Adjoining Road, South: Adjoining Society, East: Adjoining Shagun Livino Building, West: Adjoining Society Road, CERSAI SECURITY INTEREST ID-400063237284, Asset ID – 200064045990. (Symbolic Possession)</b></p>	<p>Rs. 47,00,000/- Rs. 4,70,000/-</p>

E-auction Date is 27.02.2026 & Last date of submission of Bid / EMD / Request letter for participation is 26.02.2026 before 5.00 p. m. Date of inspection of properties with prior appointment.

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, 2, 3, 4, 5, 6 Mr. Rishi Das officer (Mob. No. 9630370059) For Sr. No. 7, 8, 9 Mr. Manu Goyal Manager (Mob. No. 7983336442) 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, (avp.projectmanager2@psballiance.com), Help desk No. 8291220220, (support.BAANKNET@psballiance.com), Website - https://baanknet.in

Sd/  
Authorised Officer, ARM - Branch  
Canara Bank