



सिंडिकेट Syndicate

ARM BRANCH MUMBAI

Canara Bank Building, 4th Floor, Adi Marzban Path, Ballard Estate, Mumbai - 400 001
Email: cb2360@canarabank.com TEL. - 8655948019/54 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.) Earnest Money Deposit (EMD)
1	Mrs. Pragati Vikas More & Mr. Vikas Jagannath More	Rs. 26,04,057.36 (as on 24.09.2025 plus further interest and charges from 25.09.2025)	Flat No. 103, 1 St Floor, Varadvinayak Apartment, Plt No 4/A/1, Survey No. 27, Vill Bopale, Near Abhishek Florida Complex, Ramkrishna Nagar, Neral, Taulka Karjat, Dist- Raigad Maharashtra - 410101 (Possession)	Rs. 19,20,000/- Rs. 1,92,000/-

E-auction Date is 29.01.2026 & Last date of submission of Bid / EMD / Request letter for participation is 27.01.2026 before 5.00 p. m. Date of inspection of properties with prior appointment.

2	Ms. Paramount Enterprises And Guarantor 1. Sunil D Chafekar And 2. Mr. Govind Ratanchand Bodhwani	Rs. 1,13,61,540.94 (Rupees One Crore Thirteen Lacs Sixty one Thousand Five Hundred Forty and paise Ninety four only) as on 31.12.2025 plus further interest and cost from 01.01.2026	Flat No. 703, 7th floor Rustomjee Evershine Global City, Avenue G, building No. 4, Co-oprative Housing Society, Village Dongare (Narangji), Virar West-401303 In the name of Mr. Sunil D Chafekar and Govind Ratanchand Bodhwani Admeasuring 361 Sq.-ft. carpet area (Symbolic Possession)	Rs. 18,85,000/- Rs. 1,88,500/-
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E-auction Date is 30.01.2026 & Last date of submission of Bid / EMD / Request letter for participation is 29.01.2026 before 5.00 p. m. Date of inspection of properties with prior appointment.

3	Mr. Ananda Birendra 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 05.01.2026)	Flat No C-10, 4th Floor, Sujata Apartments CHSL, Manipada Road, Opposite University Campus, Vidya Nagri, Kalina, Santacruz (East), Mumbai-400098. (Symbolic Possession)	Rs. 1,50,00,000.00 Rs. 15,00,000.00
4	Mrs. Khatija Mustak Ahmed Bagdadi and Mr. Nasir Abdul Shaikh	Rs. 26,41,108.29 (Rupees Twenty six lakhs forty one thousand one hundred eight and twenty nine paise only as on 05.01.2026 plus further interest and cost from 05.01.2026)	Residential Flat bearing flat No 304, admeasuring 337.99 Sq Ft. Carpet Area on 3rd Floor in 'A' Wing of the building known as "Viviana Block 5" constructed on Land Survey No 87/43, 87/44, 87/45, 87/46 situated at village Dhamote, Takuka Karjat, District Raigad, Maharashtra-410206. Bounded as follows: NORTH: Open land, SOUTH: Open Land, EAST: Road, WEST: Open Land (Symbolic Possession)	Rs. 18,00,000/- Rs. 1,80,000/-

5	Mr. Mohammad Hasan Mohammad Hanif Shaikh.	Rs. 1,02,59,813.12 (Rupees one crore two lakhs fifty nine thousand eight hundred thirteen and paise twelve only as on 05.01.2026 plus further interest and cost from 05.01.2026)	Residential Flat bearing Flat No 204 admeasuring about 560 Sq.fts Carpet Area on the 2nd Floor in B Wing of building known as Sound Delight constructed on a land bearing Gut No 32, Hissa No 1 and Gut No 32, Hissa No 1/1 to 22 of Village Aashte, Taluka Panvel District Raigad 410206 Bounded as Below: EAST: Gut No. 25, WEST: 9 meter wide Road, NORTH: Gut No. 26, SOUTH: Gut No. 31 Cersai Asset ID : 200078046047 Security Interest ID : 400076470849 (Symbolic Possession)	Rs. 44,00,000/- Rs. 4,40,000/-
			Residential Flat bearing Flat No 304 admeasuring about 562 Sq.fts Carpet Area on the 3rd Floor in B Wing of building known as Sound Delight constructed on a land bearing Gut No 32, Hissa No 1 and Gut No 32, Hissa No 1/1 to 22 of Village Aashte, Taluka Panvel District Raigad 410206 bounded as Below: EAST: Gut No. 25, WEST: 9 meter wide Road, NORTH: Gut No. 26, SOUTH: Gut No. 31. Cersai Asset ID : 200078048035 Security Interest ID : 400076472730 (Symbolic Possession)	Rs. 42,00,000/- Rs. 4,20,000/-
6	M/s. Netra Agencies.	Rs. 2,40,52,655.64 (Rupees Two crore forty Lakhs fifty two Thousand Six Hundred Fifty Five and sixty four paise only as on 31.12.2025 plus further interest and cost from 31.12.2025)	Godown Gala No. 5 admeasuring 2775 sq.ft. Built-up area on Ground floor with right to construct open to sky of Building No. 'B-10' having its G.P.H No. 592/5 at "PARASNATH COMPLEX", Owali, Thane constructed on land bearing Survey No. 25/3/2 at Village Owali, Taluka-Bhiwandi, District- Thane 421302. CERSAI ASSET ID: 200079502632 CERSAI SECURITY INTEREST ID: 400077865630 (Symbolic Possession)	Rs. 67,00,000/- Rs. 6,70,000/-
			UREM of Office No. 103, 1st Floor, B-Wing, Vora Plaza Road, Opp Ambe Mata Mandir, Village Navghar, Vasal Road(East), Dist Palghar-401210 CERSAI ASSET ID: 200063892838 CERSAI SECURITY INTEREST ID: 400063092361 (Symbolic Possession)	Rs. 20,00,000/- Rs. 2,00,000/-
7	Mrs. Nikita Sachin Patil (Borrower & Mortgagor) 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 04.01.2026)	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 - 421 604. (Physical Possession)	Rs. 18,30,000/- Rs. 1,83,000/-
			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 - 421 604. (Physical Possession)	Rs. 18,30,000/- Rs. 1,83,000/-
8	Mr. Nileshkumar Dhirubhai Patel.	Rs. 4,49,83,804.33 (Rupees Four Crore Forty Nine Lakhs Eighty Three Thousand Eight Hundred four and paise Thirty Three only as on 05.01.2026 plus further interest and cost from 05.01.2026)	Flat No. 202, 2nd floor, Building No.5, Anandi Villa, Near Green Land, Lajpat Rai Road, Vile Parle(West), CTS No.1169 & 1169/1 to 6, Final Plot No. 117C of Village Parle(West), Taluka Andheri, District Mumbai-400056 CERSAI ID - 400076667613 (Symbolic Possession)	Rs. 1,80,00,000/- Rs. 18,00,000/-
			Flat No. 201, 2nd Floor, Bliss Kasa Tower, CTS No.1434, Final Plot No.482 of Lower Parle Division, Bhawani Shankar Road, Dadar(West), Mumbai-400028 CERSAI ID - 400072191544 (Symbolic Possession)	Rs. 1,80,00,000/- Rs. 18,00,000/-
9	Mr. Rustam Ali Mohd Iqbal.	Rs. 51,68,622.49 (Rupees fifty one lakhs sixty eight thousand six hundred hundred twenty two and forty nine paise only as on 05.01.2026 plus further interest and cost from 05.01.2026)	Residential Flat No. 306 on 3rd floor, Building "A", Municipal House No. 1748, Building Known as Saihath Estate Co-Operative Housing Society Limited land bearing survey No. 148/3, 148/4, 148/5 & 148/7 off Village Kamatghar, Chandan Baug, Bharat Colony, Off Kamatghar Road, Taluka Bhiwandi, District Thane, Maharashtra-421302. (Physical Possession)	Rs. 25.00 Lakhs Rs. 2.50 Lakhs
10	Mr. Mohammed Usman Abdul Qayyum & Mrs. Shahin Bano Mohammed Usman Shaikh (Borrowers & Mortgagors).	Rs. 43,49,644.10 (Rupees Forty Three Lakhs Forty Nine Thousand Six Hundred Forty Four and Paise Ten Only) as on 05.01.2026 plus further interest and cost from 05.01.2026	Residential Flat No. 104 on 1st floor, Wing-A, Building Known as "Rapid Jewel" situated at Plot No. 2, Survey No. 73, CTS No. 312 of Village Khalapur, Near Reliance Petrol Pump, Karjat Khopoli Road, Taluka Khalapur & District Raigad-410203 admeasuring 470 Sq. Ft Carpet Area. (Physical Possession)	Rs. 25,85,000/- Rs. 2,58,500/-

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)
			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. 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)	Rs. 49,14,000/- Rs. 4,91,400/-
			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. 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)	Rs. 64,33,000/- Rs. 6,43,300/-
			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. 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)	Rs. 51,75,000/- Rs. 5,17,500/-
			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. 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)	Rs. 43,34,000/- Rs. 4,33,400/-

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

Rs. 4,99,74,216.94
(Rupees Four
Crores Ninety
Nine Lakhs
Seventy Four
Thousand Two
Hundred Sixteen
and Paise Ninety
Four Only) as on
31.12.2025 plus
further interest
and cost from
31.12.2025

Asset ID – 200064045990 (Symbolic Possession)
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.
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)

Rs. 63,77,000/-
Rs. 6,37,700/-

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.
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)

Rs. 60,80,000/-
Rs. 6,08,000/-

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.
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)

Rs. 49,14,000/-
Rs. 4,91,400/-

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.
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)

Rs. 64,33,000/-
Rs. 6,43,300/-

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.
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)

Rs. 51,75,000/-
Rs. 5,17,500/-

E-auction Date is 28.01.2026 & Last date of submission of Bid / EMD / Request letter for participation is 27.01.2026 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, Authorised Officer, Canara Bank, ARM Branch, Mumbai (Mob. No. 8655948054) or For Sr. No. 1 - Mr. Sumit Kumar, Manager, (Mob No.: 9345332323), For Sr. No. 2 - Mrs Rinkita Sodani officer (Mob. No. 9413641701), For Sr. No. 3 to 11 - 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>
Place : Mumbai
Date : 06.01.2026

Sd/-
Authorised Officer,
ARM - Branch Canara Bank