

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)
			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	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	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	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	Rs. 43,34,000/- Rs. 4,33,400/-

1	M/s. Shreeji Star Trading Private Ltd, Mr. Pankaj Nagjibhai Patel, Mrs. Amisha Pankaj Patel & Shreeji Gems Limited.	Rs. 4,87,07,870.21 (Rupees Four Crores Eighty Seven Lakhs Seven Thousand Eight Hundred Seventy and Paise Twenty One Only) as on 23.11.2025 plus further interest and cost from 24.11.2025	Shop No. 402, super built up area admeasuring 2353.24 sqft and its built up area is 136.60 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	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	
			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	
			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	
			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	

E-auction Date is 30.12.2025 & Last date of submission of Bid / EMD / Request letter for participation is 29.12.2025 before 5.00 p. m. Date of inspection of properties with prior appointment. Sale Date : 24.11.2025

2	M/s. Todi Synthetics Private Limited represented by Partners/ Guarantors- Mr. Suresh kumar Bajranglal Todi, and Mr. Ramkishor Bajranglal Todi.	Rs. 4,12,76,011 (as on 23.11.2025 plus further interest and cost from 24.11.2025)	All that part & parcel of property bearing details: - Mortgage of Commercial Office 106 and 106A on the first Floor in the Building No D-3 of the Scheme known as "Gopal Nagar" constructed on land bearing Survey No 11(P), 12(P), 13(P), 14A(P) & 60 and C.S. No 700(P), 702(P), 703(P), 706(P), 704 of Village Kap Kanheri Taluka Bhiwandi, District Thane, 421302: Extent 35.68 Sq Meters (383.91 Sq ft) Built up area. Physical Possession Bounded as follows: North: 40' Feet Road; South: 40' Internal Road; East: 40' Internal Road; West: Mumbai Agra Road CERSAI Security Interest ID - 400057787277 Name of Title Holder: Sh Ramkishor Bajranglal Todi & Sh Sureshkumar Bajranglal Todi	Rs. 13,68,000/- Rs. 1,36,800/-
			All that part & parcel of property bearing details:- Mortgage of Commercial Premises bearing No 201 on the 2 nd floor admeasuring 321 Sq ft. usable carpet area (which includes balcony & flowerbed), of the society known as "Naviwadi Shree Maheshwari Co-operative Housing Society Ltd" situated at Naviwadi Lane constructed on a land bearing Collector's old Nos 64, New Nos 648, 652, Old Survey No 378 & New Nos 292 and bearing Cadestral Survey No 1987 of Bhuleshwar Division, Taluka Mumbai, District Mumbai in the City & Registration Sub-District of Bombay. Symbolic possession CERSAI Securi Interest ID - 400057787237 Name of Title Holder: Sh Ramkishor Bajranglal Todi	
3	Mrs. Sreedevi Menon.	Rs. 63,94,047.60 (as on 31.07.2025 plus further interest and charges from 01.08.2025)	EMT of Residential Flat No 504 , E Wing Vinay Unique Heights , Royal Garden Virar West, Survey No.72, Old Survey No.167, Hissa No.1/1,1/3,2, 3/1/1,10 Of Village Dongare, Near Brooklyn park or Agarwal auto stand Carpet Area 641.96 Sq.Ft, Maharashtra, 401102. Boundaries of the property: North- F wing, South- D wing, East- Open Plot, West- I wing (Physical Possession)	Rs. 25,42,000/- Rs. 2,54,200/-

E-auction Date is 16.12.2025 & Last date of submission of Bid / EMD / Request letter for participation is 15.12.2025 before 5.00 p. m. Date of inspection of properties with prior appointment. Sale Date : 25.11.2025

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, Chief Manager, Canara Bank, ARM Branch, Mumbai (Mob. No. 8655948054) or For Sr. No. 1 - Mr. Manu Goyal Manager (Mob. No. 7983336442) For Sr. No. 2 & 3 - Mr. Kundan Kumar, Manager (Mob. No. 8825313343) 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

Place : Mumbai