

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 30.11.2025 and further interest, charges and other cost from 01.12.2025	DETAILS OF SECURITY/ES Area is Sq.ft. (POSSESSION TYPE)	Reserve Price	Canara Bank Account Details	Contact Details
				Earnest Money Deposit (Emd)		
1	Shri. Vinod Baban Dhotre S/o Shri. Baban Dhotre (Borrower and Mortgagor) and Shri. Narendra Bhagwan More S/o Shri. Bhagwan More (Guarantor)	Rs.15,53,392.57	All Part and Parcel of residential Flat No 706,7th Floor, Mahatarangan CHSL, Sector No.5,CTS No.41 Village Oshiwara, Opposite Gudencha Education Academy, Anand Nagar, Jogeshwari West Mumbai 400102 Boundaries of the Property: North:Best Colony Road South: Slum Area East: Internal Road West: Oshiwara Police Station Road Built Up Area of Flat :270 Sq.ft. SYMBOLIC POSSESSION	Rs.48,60,000.00 Rs.4,86,000.00	CANARA BANK, AC NO 209272434 IFSC CODE:CNRB0015464	Canara Bank SME VALIV [15464] (Senior Manager, Shri. SAGAR VAISIDDHANATH KAMBLE, Contact No 9822713532)
2	Smt. Sugandha Devi Anil Jha (Borrower) and Shri Anil Parshuram Jha(Co-Borrower)	Rs.10,04,761.20	All Part and Parcel of residential Flat No 302, 3rd Floor, 'A' Wing, Classic-99, Survey No 199 Of Village Nilemore, Nalasopara, Taluka -Vasai, District Thane. 401203. Boundaries of the Property: North:C-wing South:B-wing East:E-wing West:Internal Road CERSAI Security ID:400034986516 Carpet Area:288.15 Sq.ft PHYSICAL POSSESSION	Rs.25,08,000.00 Rs.2,50,800.00	CANARA BANK, A/C NO 209272434 IFSC CODE:CNRB0015475	Vasai Road Diwanman[15475] (Senior Manager, Pratik Sinha, Contact No 919765631310)
3	Shri Anand Kumar Bhola Mishra S/o Shri Bhola Mishra (Borrower and Mortgagor)	Rs.1285893.86	All Part and Parcel of Residential Flat No. 406, 4th Floor, B-Wing, Triveni Lotus Building, Building No:01, Parasnath nagari, Umroli(E)-Dist. Palghar 401404 North:Nest Lotus Building South: Open Plot East: Open Plot West: Prashant Nagari Building No.2 CERSAI:Security ID:400054490143 CARPET AREA:353 SQ.FT. PHYSICAL POSSESSION"	Rs.12,96,000 Rs.1,29,600.00	CANARA BANK, AC NO 209272434 IFSC CODE:CNRB0015475	Vasai Road Diwanman[15475] (Manager, Pratik Sinha, Contact No 919765631310)
4	Shri Mohammad Murshed Dukhu Shaikh(Borrower and Mortgagor)	Rs.17,45,144.86	All Part and Parcel of Residential Flat No. 404, on the 4th Floor, adm. 24.44 sq.mtrs. (Carpet arca) + adm. 5.19 sq.mtrs. (Balcony arca), Building No. 02, in the building known as "PARAMOUNT ENCLAVE", constructed on all that piece and parcel of land bearing Survey No. 1023/1+2/25, New survey no. 1023/9, 1023 /9/1, lying, being and situated at Village: Mahim, Taluka & District Palghar and in the registration District and sub district of Palghar. Boundaries :- North : Flat No 401 South : Open Space East : Flat No 403 West : flat No 405 CERSAI: Security Id:400074626819 BUILT UP AREA:351 SQ.FT. PHYSICAL POSSESSION	Rs.16,53,000.00 Rs.1,65,300.00	A/CANARA BANK, A/C NO 209272434 IFSC CODE: CNRB0015466	Vadavali Bassein[15466] (Manager, Abhishek Kumar, Contact No 918074306708)
5	Shri Rajesh Ashok Naidu S/o Shri Ashok Naidu(Borrower and Mortgagor) and Smt. Kirti R. Chavan (Alias) Kirti Rajesh Naidu W/o Shri. Rajesh Naidu(Co-Borrower and Mortgagor)	Rs.17,26,767.39	All Part and Parcel of residential Flat No. 002 on the Ground Floor , in 'B' Wing admeasuring about 600 Sq. fts. In "Sai Empire Complex" Bldg. No. 4 & 5 known as "Sai Siddhi Apartment", Virar, Vasai, Palghar, constructed on land bearing Survey No. 156 Hissa No. 2/2, admeasuring 2230 sq. mtrs & Survey. No. 157 Hissa No. 11 admeasuring 1160 sq. mtrs. Lying, being and situated at Village Virar, Taluka Vasai, District Palghar Maharashtra 401305 Boundaries :- North: Vakratunda CHS, South :Open Space East : C Wing of Sai Siddhi Apartment West : A Wing of Sai Siddhi Apartment CERSAI ID:400040198027 BUILT UP AREA 600 SQ.FT SYMBOLIC POSSESSION	Rs.14,91,000.00 Rs.1,49,100.00	CANARA BANK, A/C NO 209272434 IFSC CODE:CNRB0002663	Mumbai Kandivli East Branch [02663] (Senior Manager, Devendra Kumar, Contact No: 919973323062)
6	Ramial Lalji Vishwakarma(Borrower and Mortgagor) and Smt. Sangeeta Vishwakarma (Co-Borrower and Mortgagor)	Rs.19,71,408.14	All that part and parcel of the property consisting of Flat No 708 7th Floor, 3 B Wing in building No 3A & 3B Paramount Enclave, village Mahim Taluka & District Palghar 401404 Boundaries of the Property:North: Open Space South: Flat No/707 East: Passage & Flat No.709 West: Open Space CERSAI: Security ID:400050727553 CARPET AREA 366 SQ.FT PHYSICAL POSSESSION	Rs.17,84,000.00 Rs.1,78,400.00	CANARA BANK, A/C NO 209272434 IFSC CODE: CNRB0015475	Vasai Road Diwanman[15475] (Manager, Pratik Sinha, Contact No 919765631310)

7	Shri. Subhashchandra M Vishwakarma S/o Shri Motilal Vishwakarma(Borrower and Mortgagor)	Rs.18,04,002.29	All Part and Parcel of Residential Flat No. 302, 3rd Floor,(Municipal House No 336), Amboji Apartment, Co-Operative Housing Society Ltd. Nallasopara East, District Thane, Maharashtra, Pin: 401209 North: Internal Road South: Swapan Diwas Niwas East: Lakhsmi Niwas West: Nallasopara -Achole Road CARPET AREA 390 SQ.FT PHYSICAL POSSESSION	Rs.14,25,000.00 Rs.1,42,500.00	CANARA BANK, A/C NO 209272434 IFSC CODE CNRB0015032	Specialised Sme Branch, Mumbai Marol[15032] (Divisional Manager, Shipra Rai, Contact No 918882536577)
8	M/s Kiran Infra Services (Borrower) (Prop: Mr. Suhas Narayan Patil), Sri Kiran S Patil(Guarantor) , Sri Narayan B Patil(Guarantor) and Sri Suhas N Patil(Guarantor).)	Rs.9,95,81,871.04	Unit No. 1038 on 1st Floor, L Wing, Building Known as "AKSHAR BUSINESS PARK", Situated at Plot No. 03, Sector-25 of Village Vashi, Near Mapco Market, Vashi, Navi Mumbai 400 703. Boundaries: North: Unit No 1037 South: Unit no 1039 East: Open West: Lift CERSAI: Security Id:400071193144 BUILT UP AREA:2663.17 SQ.FT PHYSICAL POSSESSION	Rs.2,80,00,000.00 Rs.28,00,000.00	CANARA BANK, AC NO 209272434 IFSC CODE:CNRB0002411	Specialised SME, Sakinaka Branch, Mumbai[2411] (Senior Manager Mukesh Kumar Contact No 917739307053)

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: 05.12.2025

Authorised Officer