

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 28.04.2026, 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 27.04.2026, up to 6:00 pm, The property can be inspected, with prior appointment with Authorised Officer on 24.04.2026 between 10.00 am to 4.00 pm.

Sr No	Name of the Borrower(s)/ Guarantors (s) / Mortgagors (s)	Outstanding dues as on 31.03.2026 and further interest, charges and other cost from 01.04.2026	DETAILS OF SECURITY/IES Area in 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.73,69,638.83	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: 270 Sq.ft. SYMBOLIC POSSESSION	Rs.43,87,000.00 Rs.4,38,700.00	CANARA BANK, AC NO 209272434 IFSC CODE: CNRB0015464	Canara Bank SME VALIV [15464] (Senior Manager, Shri. Sagar Vaisidhanath Kamble, Contact No:-9822713532)
2	Smt. Sugandha Devi Anil Jha (Borrower) and Shri Anil Parshuram Jha(Co-Borrower)	Rs.11,09,231.57	All Part and Parcel of residential Flat No 302, 3rd Floor, 'A' Wing, Classic-99, Survey No 199 Of Village Nilmore, Nalaspore, 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.22,64,000.00 Rs.2,26,400.00	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.19,62,268.68	All Part & Parcel of Residential Flat No.495, 4th Floor, B-Wing, Triveni Lotus Building,Building No:01, Parasnath nagari, Umroll(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.12,99,000 .00 Rs.1,29,900.00	CANARA BANK, AC NO 209272434 IFSC CODE: CNRB0015475	Vasai Road Diwanman[15475] (Manager, Pratik Sinha, Contact No 919765631310)
4	Shri Rakesh Kumar Gupta(Borrower and Mortgagor) and Smt. Nisha R Gupta (Co-Borrower and Mortgagor)	Rs.12,57,543.60	All that part and parcel Flat No. 106, on 1st Floor in 'A' Wing in the building No.1 known as Triveni Lotus, admeasuring 251.24 Sq.ft.(Carpet Area)+31 Sq.Ft. (Terrace Area) situated at Village:Umroll, Taluka : Palghar, bearing Survey No.133, Hossa No.2 within the limits of Palghar Nagar Parishad 401505. Boundaries of the Property:East: Open PlotWest: Open PlotNorth: B WingSouth: Internal Road Cersai Id:assets Id:200037952162security Id: 400038018255, Built Up Area 237 Sq.ft.physical Possession	Rs.11,74,000.00 Rs.1,17,400.00	CANARA BANK, A/C NO 209272434 IFSC CODE CNRB0015475	Vasai Road Diwanman[15475] (Senior Manager, Pratik Sinha, Contact No 919765631310)
5	Shri Mohammad Murshed Dukhu Shaikh(Borrower and Mortgagor)	Rs.20,91,441.47	All Part & Parcel of Residential Flat No.404, on the 4th Floor, adm.24.44 sq.mtrs. (Carpet area) + adm. 5.19 sq.mtrs. (Balcony area) 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 401South: Open Space East : Flat No 403,West : flat No.405. Cersai:security Id:400074626819,Built Up Area:351 Sq.ft. , Physical Possession	Rs.17,67,000.00 Rs.1,76,700.00	CANARA BANK, A/C NO 209272434 IFSC CODE: CNRB0015466	Vadavali Bassein[15466] (Manager, Abhishek Kumar, Contact No 918074306708)
6	Shri Manish Rattihhan Chauhan (Borrower and Mortgagor) & Smt. Reshma Chauhan (Co-Borrower and Mortgagor)	Rs.23,12,148.04	All Part and Parcel of residential Flat No. C/204 (Rera Carpet adm.30.29 sq. mtrs. & 4.27 sq. mtrs.(Balcony Area), 2nd Floor, C-Wing, Mann Complex, Navali, Palghar-401404, situated at land bearing Gut-No.122/S.No.37/6 and 39P, Plot No.12, 13 of Village Navali via Surya Prkalp, Taluka & District Palghar Boundaries :-North :- B Wing, South :- Open Plot,East :- Open Plot & Shiv Temple,West :- Open Land, CERSAI Security Interest Id 400064605410,Buildup area: 521 Sq. Ft. SYMBOLIC POSSESSION	Rs.16,78,000.00 Rs.1,67,800.00	CANARA BANK, A/C NO 209272434 IFSC CODE CNRB0004640	Vada [04640] (Senior Manager, Posi Babu, Contact No 919704348856)
7	Shri. Ameet Ashok Ahire S/o Shri. Ashok Ahire (Borrower and Joint Mortgagor) and Smt. Rupa Shukla Ahire (Co-Borrower and Joint Mortgagor)	Rs.14,05,458.13	All that part and parcel of residential Flat No. 108, 1st Floor, Building No.2, A Wing, Sai Shraddha Co-operative Housing Society Ltd. Opposite MVM School, Near Laxmi Narayan Temple, Off Veera Desai Road, Andheri West Mumbai 400058. Area of Flat 280 sq.ft. (Carpet area). Standing in the name of Shri. Ameet Ashok Ahire S/o Shri. Ashok Ahire (Borrower and Joint Mortgagor) and Smt. Rupa Shukla Ahire (Co-Borrower and Joint Mortgagor). Boundaries of the Property:East: Road;West: School;North: Open Plot;South: Slum Area. Cersai Security Interest Id 400039684334; Cersai Assets Id -200039617460. Carpet Area :280 Sq.ft.symbolic Possession	Rs.73,34,000.00 Rs.7,33,400.00	CANARA BANK, AC NO 209272434 IFSC CODE: CNRB0002677	Canara Bank, Andheri Lokhandwala Branch (2677) (Chief Manager, Vishnu Kant Bhandare, Contact No 8655955271)
8	Shri. Vaibhav Arvind Patil S/o Shri. Arvind Patil (Borrower and Mortgagor) & Shri. Dilip Kishan Patil S/o Shri. Kishan Patil (Guarantor)	Rs.11,00,483.64	All that Part and parcel of residential Flat Bearing No. 305, admeasuring 452 sq.ft. Built up area, on the 2nd floor in 'B' Wing in the building No. 2 known as Aadinath Complex, constructed on a piece and parcel of land bearing CTS No.190 admeasuring 2769 sq.mts, situate, lying and being at Village Palghar, Taluka and District Palghar, within the local jurisdiction of Nagar Parishad Palghar and within the Jurisdiction of Sub Registrar Palghar-Maharashtra 401404 Boundaries of the property:East: CTS No.181,West: Road North: CTS No.182, South: Remaining land of CTS No.190. Cersai Assets id-200012132813,Cersai Security Id-400012157485 Carpet Area 452 Sq.ft. , Symbolic Possession	Rs.15,60,000.00 Rs.1,56,000.00	Canara Bank, Palghar [4641], A/C NO 209272434 IFSC CODE: CNRB0004641	Canara Bank, Palghar [4641] (Senior Manager, Sidharth Dhir, Contact No. 9004683345)

9	Shri Rajesh Vijay Bahadur Singh S/o Shri Vijay Singh (Borrower and Mortgagor) and Smt. Archana Rajesh Singh W/o Rajesh Singh (Co-Borrower)	Rs.22,30,777.76	Residential Building:All Part and Parcel of residential flat bearing No. Flat No 004, on Ground Floor admeasuring 505 Sq.ft (Built Up) i.e. 46.93 Sq. meters; in the building Known as KRUPA NAGAR of the society Known as Krupa Nagar Co-operative Housing Society Ltd, Wing No III, Chandresh Lodha Marg, Near Nagela Talav, Achole, Nalasopara (E) Taluka Vasai District Palghar 401209 constructed on N. A. land bearing Survey No 206 (166) Hissa No 0-35-4, North:Om Bhakh CHSL, South:Residential Building, East: Building No.1: Krupa Nagar CHSL, West: Building No.4: Krupa Nagar CHSL.CERSAI-Asset Id: 200038708745, Security Id: 400038775105, BUILT UP AREA 505 SQ.FT. SYMBOLIC POSSESSION	Rs.28,50,000.00 Rs.2,85,000.00	CANARA BANK, A/C NO 209272434 IFSC CODE: CNRB0015469	Kaman[15469](Manager, Shri Amit Kumar Sinha Contact No 919117446939)
10	Shri Kundan Subhash Chavan S/o Shri Subhash Ramchandra Chavan(Borrower and Mortgagor)	Rs.36,98,633.35	All Part and Parcel of residential Flat No. 304, 3'd Floor, Building High Tech Villa, Plot No.19, Sector 6, Village Karanjade, Near Gomechanic Auto Service Workshop, Navi Mumbai, Taluka Panvel District Raigad - 410206. Standing in the name of Shri Kundan Subhash Chavan S/o Shri Subhash Ramchandra Chavan.Boundaries of the Property:East:Residential Building, West: Residential Building, North: Tuisi Villa CHSL, South: Road, Cersai:security Id:400066197830 Carpet Area:474sq.ft. Symbolic Possession	Rs.26,51,000.00 Rs.2,65,100.00	CANARA BANK, A/C NO 209272434 IFSC CODE: CNRB0000205	Specialised Sme Branch, Mumbai Goregaon East(00205) (Senior Manager, Amit Saxena, Contact No 7014196846)
11	Smt. Rahee Ritesh Mahadeshwar W/o Shri Ritesh Mahadeshwar(Borrower and Mortgagor) & Sri Ritesh R Mahadeshwar S/o Shri Ravi Mahadeshwar(Co-Borrower)	Rs.24,31,882.44	All Part and Parcel of residential Flat No 1, Ground floor, Building no 3, vaidahi complex Revenue Shivaji Nagar, salvad village, Boisar(w) Tal & Dist Palghar 401501.Boundaries:North:Open Plot, South:Residential Building, East:Internal road West:Residential Building ,CERSAI:Security Id:400040167866, BUILT UP AREA:440SQ.FT. PHYSICAL POSSESSION	Rs.20,90,000.00 Rs.2,09,000.00	CANARA BANK, A/C NO 209272434 IFSC CODE: CNRB0002843	Mumbai Dahisar West(02843) (Senior Manager, Shri Amit Kumar, Contact No 917763819936
12	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.70,68,087.20	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:413SQ.FT. SYMBOLIC POSSESSION	Rs.9,42,000.00 Rs.94,200.00	CANARA BANK, AC NO 209272434 IFSC CODE: CNRB0001563	Canara Bank, Kudus(01563) Branch (Manager, Shri. Mukesh Thakare, Contact No 8655935653)
13	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.24,91,023.34	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. 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. Ft. PHYSICAL POSSESSION	Rs.5,70,000.00 Rs.57,000.00	CANARA BANK, AC NO 209272434 IFSC CODE: CNRB0001563	Canara Bank, Kudus(01563) Branch (Manager, Shri. Mukesh Thakare, Contact No 8655935653)
14	Shri. Vikram Hariram Choudhari S/o Shri. Hariram Charra Chaudhari (Proprietor of M/s Choudhary Enterprises and Mortgagor) Residing at Village Sapronda, PO Kudus, Taluka Wada, District Palghar 421312 Mobile No. 9823394261 Legal Heirs and representative of deceased Shri Hemant Subhash Bhoir S/o Shri. Subhash Raghunath Bhoir (Guarantor) Village Sapronda PO Kudus, Taluka Wada, District Palghar 421312	Rs.54,23,612.43	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. 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. PHYSICAL POSSESSION	Rs.9,58,000.00 Rs.95,800.00	CANARA BANK, AC NO 209272434 IFSC CODE: CNRB0001563	Canara Bank, Kudus(01563) Branch (Manager, Shri. Mukesh Thakare, Contact No 8655935653)
15	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.24,45,254.80	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 Cersai security id 400022431135, Cersai Asset Id: 200022382173 BUILT UP AREA:240SQ.FT. PHYSICAL POSSESSION	Rs.5,70,000.00 Rs.57,000.00	CANARA BANK, AC NO 209272434 IFSC CODE: CNRB0001563	Canara Bank, Kudus (01563) Branch (Manager, Shri. Mukesh Thakare, Contact No 8655935653)
16	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.53,57,488.19	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. Boundaries of the Property :North: Open Space, South: Road East : Proposed E Wing (presently Vacant Plot), West: Road, CERSAI Cersai security id 400019739370 Cersai Assets Id 200019696771, BUILT UP AREA:250SQ.FT. PHYSICAL POSSESSION	Rs.9,50,000.00 Rs.95,000.00	CANARA BANK, AC NO 209272434 IFSC CODE: CNRB0001563	Canara Bank, Kudus(01563) Branch (Manager, Shri. Mukesh Thakare, Contact No 8655935653)
17	Shri. Sham Ragho Kandre S/o Shri. Ragho Kandre(Proprietor of M/s SHAM ENTERPRISES and Mortgagor) Residing at Village Dongaste, PO kudus, Tal Wada, District Palghar 421312 Mobile No. 7058103020 Legal Heirs and representative of deceased Shri Hemant Subhash Bhoir S/o Shri. Subhash Raghunath Bhoir (Guarantor) Village Sapronda PO Kudus, Taluka Wada, District Palghar 421312	Rs.55,14,510.65	All that part & 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. 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:252SQ.FT. PHYSICAL POSSESSION	Rs.9,58,000.00 Rs.95,800.00	CANARA BANK, AC NO 209272434 IFSC CODE: CNRB0001563	Canara Bank, Kudus(01563) Branch (Manager, Shri. Mukesh Thakare, Contact No 8655935653)
18	Smt. Raseeka Ramakant Naik D/o Shri Ramakant Naik (Borrower and Mortgagor)	Rs.41,53,724.86	All Part and Parcel of residential Flat No. 102 on 1st Floor, 'D' Wing, Building known as NEEL SIDHI ORBIT, Situated at Plot No. 23, Sector No. 11 of Village Panvel, Near St. Josephs School & C. K. Thakur College Sports Ground, New Panvel (West), Taluka Panvel, District Raigad 410 206 Boundaries of the Property:East: Railway Track West:Kidzonia Preschool Road, North:Internal Road South:Open Plot Cersai:security Id:400064897749carpet Area 329 Sq.ft. Physical Possession	Rs.49,86,000.00 Rs.4,98,600.00	CANARA BANK, A/C NO 209272434 IFSC CODE: CNRB0000205	Specialised Sme Branch, Mumbai Goregaon East(00205)(Senior Manager, Amit Saxena, Contact No 7014196846)
19	Shri. Subhashchandra M Vishwakarma S/o Shri Motilal Vishwakarma(Borrower and Mortgagor)	Rs.34,86,692.24	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 Divas Niwas East: Lakhsmi Niwas West: Nallasopara - Achole Road CARPET AREA 390 SQ.FT. PHYSICAL POSSESSION	Rs.17,41,000.00 Rs.1,74,100.00	CANARA BANK, A/C NO 209272434 IFSC CODE: CNRB0015032	Specialised Sme Branch, Mumbai Marol(15032) (Chief Manager, Shipra Rai, Contact No 918882536577)

20	Ramial Lalji Vishwakarma (Borrower and Mortgagor) and Smt. Sangeeta Vishwakarma (Co-Borrower and Mortgagor)	Rs.26,16,482.70	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.22,10,000.00 Rs.2,21,000.00	CANARA BANK, A/C NO 209272434 IFSC CODE: CNRB0015475	Vasai Road Diwanman[15475] (Senior Manager, Pratik Sinha, Contact No 919765631310)
21	M/s Kiran Infra Services (Borrower), Sri Kiran S Patil (Partner and Guarantor), Shri Narayan B Patil (Partner and Guarantor) and Shri Suhas N Patil (Partner and Guarantor)	Rs.16,57,55,082.43	Unit No. 1033 on 1st Floor, L Wing, Building Known as AKSHAR BUSINESS PARK, Situated at Plot No. 03, Sector-25 of Village Vashti, Near Mapco Market, Vashti, 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.3,80,30,000.00 Rs.38,03,000.00	CANARA BANK, A/C NO 209272434 IFSC CODE: CNRB0002411	Specialised SME, Sakinaka Branch, Mumbai[2411] Chief Manager Omkar Sinha Contact No 8210400597
22	M/s Shree Aashapura Enterprises (Borrower) and Shri Mukund Haridas Bhanushali S/o Shri. Haridas Bhanushali (Proprietor and Mortgagor) and Shri. Jignesh Babulal Patel S/o Shri. Babulal Patel (Guarantor and Mortgagor)	Rs.3,13,53,885.29	Shop bearing No. 19 admeasuring 71.68 sq. fts. Carpet Area on Ground Floor in Sagar Bonanza Premises Co-operative Society Ltd. situated at Khot Lane, Ghatkopar (W), Mumbai - 400086 constructed on Land bearing Survey No. 172, C.T.S. No. 3229 to 3234A, Hissa No. 6 of Village Ghatkopar, Kiroli, Taluka Kurla, and District Mumbai Suburban. Standing in the name Shri Mukund Haridas Bhanushali (Proprietor and Mortgagor) Boundaries:-North : By Property of Hirachand Vanachand Desai,outh : By Jayantilal Vaishnav Lane, East : By Maneklal Gordhandas Sanitorium, West : By Property of Premji Velji Ujjadhar, Asset Cersai ID 200082931015; Cersai Security Id 400081176599CARPET AREA:71.68 Sq.Ft.SYMBOLIC POSSESSION	Rs.41,71,000.00 Rs.4,17,100.00	CANARA BANK, AC NO 209272434 IFSC CODE: CNRB0002678	Canara Bank, Specialised SME Branch, Mumbai MIDC Andheri [02678] (Chief Manager, Shri. Pradeep Kumar Verma, Contact No. 919557784909)
23	M/s Shree Aashapura Enterprises (Borrower) and Shri Mukund Haridas Bhanushali S/o Shri. Haridas Bhanushali (Proprietor and Mortgagor) and Shri. Jignesh Babulal Patel S/o Shri. Babulal Patel (Guarantor and Mortgagor)	Rs.3,13,53,885.29	Residential Flat bearing Flat No. 702 admeasuring 726 sq. fts. Carpet area on 7th Floor in 'B Wing' of society known as Silver Harmony Co-operative Housing Society Ltd: Situated at Plot No. 11, 12, 13 & 14, New Manekal Estate, S.N. Mehta Road, Ghatkopar West, Mumbai -400086 constructed on land bearing C.T.S. No. 501 of Village -Kiroli, Taluka Kurla, District Mumbai Suburban. Standing in the name of Shri Jignesh Babulal Patel S/o Shri. Babulal Patel (Guarantor and Mortgagor) Boundaries of the property: North: BMC School Manekal Estate, South: KK Smruti Apartment, East: Joggers Park West, Sant Narsingh Mehta Marg Asset Cersai ID 200077090813; Cersai Security Id 400075556798 Carpet Area: 726 Sq.ft. Symbolic Possession	Rs.2,26,72,000.00 Rs.22,67,200.00	CANARA BANK, A/C NO 209272434 IFSC CODE: CNRB0015475	Canara Bank, Specialised SME Branch, Mumbai MIDC Andheri [02678] (Chief Manager, Shri. Pradeep Kumar Verma, Contact No. 919557784909)
24	Smt. Sanjana Santosh Bait W/o Shri Santosh Sahadev Bait (Borrower and Mortgagor) and Shri Sanmegh Santosh Bait S/o Shri Santosh Sahadev Bait (Co-Borrower)	Rs.1,65,26,143.52	All that piece and parcel of Plot No.1 admeasuring 10039 sq.ft. i.e. 933 sq.mtrs in the project known as TATTVA at land bearing Survey No. 82/1 situated at Village Pinglas, Taluka Karjat District Raigad 410201. Boundaries of the property, North: Open plot, South: 9 Meter Road, East: Plot No.2, West: Open Plot CERSAI: SECURITY ID-400075133162 ASSET ID:200076649192 CARPET AREA: 933 Sq.mtrs. SYMBOLIC POSSESSION	Rs.1,21,65,000.00 Rs.12,16,500.00	CANARA BANK, A/C NO 209272434 IFSC CODE CNRB0000126	Canara Bank, Mumbai Borivali West (126) (Chief Manager, SHASHI RAJ SEKHAIR, Contact No 919955093944)
25	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.47,42,874.88	All that part & 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 & Gavdevi Mandir Road, off Bhiwandi Wada Road, near Overhead Water Tank and Grampanchayat Office, Village Kudus, Tal.Wada, Dist. Palghar - 421312. Boundaries of the Property : North: Open Space, South: Road, East: Proposed E Wing, West: Road Cersai Cersai Security Id:40002055228, Cersai Asset Id:200020510994. Built Up Area 230 Sq.ft.s Symbolic Possession	Rs.8,74,000.00 Rs.,87,400.00	CANARA BANK, AC NO 209272434 IFSC CODE: CNRB0001563	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 24.04.2026 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 6.00 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: 07.04.2026

Authorised Officer