

CANARA BANK
MUMBAI ANDHERI WEST II [15022]
COVERING LETTER TO SALE NOTICE

Ref: SALE NOTICE/252681131/APRIL/2025-26/15022

Date: 05.03.2026

To

Shri. Rajesh Shubhkaran Singh S/o Shri. Shubhkaran Bharat Singh (Borrower and Joint Mortgagor)

Shri. Harikesh Shubhkaran Singh S/o Shri. Shubhkaran Bharat Singh (Co-Borrower)

Smt. Lata Rajesh Singh W/o Shri. Rajesh Shubhkaran Singh (Guarantor and Joint Mortgagor)

Residing at Flat No. 403, 4th Floor, "Aakruti Elegance
Co-Operative Housing Society Ltd." Opposite
Mira Sagar, Ramdev Park Road, Mira Road East,
Village Goddev, District Thane, Maharashtra 401107
Mobile No. 9727009855, 9322318142, 7506898282
Email Id: ss296167@gmail.com, kamalprint@rediffmail.com

Shri. Rajesh Shubhkaran Singh S/o Shri. Shubhkaran Bharat Singh (Borrower and Joint Mortgagor)

Smt. Lata Rajesh Singh W/o Shri. Rajesh Shubhkaran Singh (Guarantor and Joint Mortgagor)

Residing at Room No.6, Sai Ashirwad Chawl,
Committee Bihari FETRT, Poisar, Kandivali(East), Mumbai 400101
Mobile No. 9727009855, 9322318142
Email Id: ss296167@gmail.com

Shri. Rajesh Shubhkaran Singh S/o Shri. Shubhkaran Bharat Singh (Borrower and Joint Mortgagor)

Macleods Pharmaceuticals Ltd., 304,
Atlanta Arcade, Marol Church Road,
Andheri East, Mumbai 400059
Mobile No. 9727009855
Email Id: ss296167@gmail.com

Shri. Rajesh Shubhkaran Singh S/o Shri. Shubhkaran Bharat Singh (Borrower and Joint Mortgagor)

375 Plot No.13, Gala No.05/10,
Macleods Pharmaceuticals Ltd., Ramdev Park Road Kachigam,
Daman Dhanlaxmi Industrial Park Daman, DAMAN & Diu 396210
Mobile No. 9727009855
Email Id: ss296167@gmail.com

Shri. Harikesh Shubhkaran Singh S/o Shri. Shubhkaran Bharat Singh (Co-Borrower and Prop: M/s Kamal Prints)

Residing at B/604, Shanti Life Sapce-2, Sector-3,

REGIONAL OFFICE - MUMBAI NORTH, DP CODE - 8354, Kohinoor Bldg, II Floor, Veer Savarkar Marg, Opp. Shree Siddhivinayak Mandir,
Prabhadevi, Mumbai; Email Id: recoveryonorth@canarabank.com



Building No.4/A, Near D Mart, Yashwant Viva Township,
Vasant Nagari Vasai East, District Palghar, Maharashtra 401208
Mobile No. 9322318142
Email Id: ss296167@gmail.com, kamalprint@rediffmail.co

M/s Kamal Prints (Proprietor: Shri. Harikesh Shubhkaran Singh S/o Shri. Shubhkaran Bharat Singh)
Dhuri IND Estate No.2, Gala No.1,
Sativali, Vasai East, District Thane, Maharashtra 401208
Mobile No. 9322318142
Email Id: ss296167@gmail.com, kamalprint@rediffmail.com

Smt. Lata Rajesh Singh W/o Shri. Rajesh Shubhkaran Singh (Guarantor and Joint Mortgagor)
Residing at House No.22, Belwar Road,
Prathamik Vidyalay, Golhanamau,
Belwar, Jaunpur, Uttar Pradesh, 222201
Mobile No. 7506898282

Dear Sir,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of **Canara Bank, Mumbai Andheri West II Branch DP Code [15022]** have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13 (4) of the Subject Act in connection with outstanding dues payable by you to our **Canara Bank, Mumbai Andheri West II Branch DP Code [15022]**.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

For Canara Bank

Yours faithfully,


Authorised Officer

Vipin Kumar Singh
Authorised Officer (AGM),
Canara Bank

ENCLOSURE – SALE NOTICE



CANARA BANK

MUMBAI ANDHERI WEST II [15022]

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 property mortgaged/ charged to the secured Creditor, the **Symbolic** possession of which has been taken by the Authorised Officer of **Canara Bank, Mumbai Andheri West II Branch DP Code 15022**, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **17.04.2026**, for recovery of **Rs. 6,92,567.48** as on **28.02.2026** plus interest, charges and other cost from **01.03.2026** due to the Secured Creditor from **Shri. Rajesh Shubhkaran Singh S/o Shri. Shubhkaran Bharat Singh (Borrower and Joint Mortgagor), Smt. Lata Rajesh Singh W/o Shri Rajesh Shubhkaran Singh (Guarantor and Joint Mortgagor) & Shri Harikesh Shubhkaran Singh S/o Shri Shubhkaran Bharat Singh (Co-Borrower)**. The reserve price will be **Rs.64,74,000.00 (Rupees Sixty Four Lakh Seventy Four Thousand Only)** and the earnest money deposit will be **Rs.6,47,400.00 (Rupees Six Lakh Forty Seven Thousand Four Hundred Only)**.

1	Name and Address of the Secured Creditor	Canara Bank, Palghar Branch DP Code 4641
2	Name and Address of the Borrower & Guarantor	Shri. Rajesh Shubhkaran Singh S/o Shri. Shubhkaran Bharat Singh (Borrower and Joint Mortgagor) Shri. Harikesh Shubhkaran Singh S/o Shri. Shubhkaran Bharat Singh (Co-Borrower) Smt. Lata Rajesh Singh W/o Shri. Rajesh Shubhkaran Singh (Guarantor and Joint Mortgagor) Residing at Flat No. 403, 4 th Floor, "Aakruti Elegance Co-Operative Housing Society Ltd." Opposite Mira Sagar, Ramdev Park Road, Mira Road East, Village Goddev, District Thane, Maharashtra 401107 Mobile No. 9727009855, 9322318142, 7506898282

REGIONAL OFFICE - MUMBAI NORTH, DP CODE - 8354, Kohinoor Bldg, II Floor, Veer Savarkar Marg, Opp.Shree Siddhivinayak Mandir, Prabhadevi, Mumbai; Email Id:recoveryonorth@canarabank.com



Shri. Rajesh Shubhkaran Singh S/o Shri. Shubhkaran Bharat Singh (Borrower and Joint Mortgagor)

Smt. Lata Rajesh Singh W/o Shri. Rajesh Shubhkaran Singh (Guarantor and Joint Mortgagor)

Residing at Room No.6, Sai Ashirwad Chawl, Committee Bihari FETRT, Poisar, Kandivali(East), Mumbai 400101

Mobile No. 9727009855, 932231814

Shri. Rajesh Shubhkaran Singh S/o Shri. Shubhkaran Bharat Singh (Borrower and Joint Mortgagor)

Macleods Pharmaceuticals Ltd.,304, Atlanta Arcade, Marol Church Road, Andheri East, Mumbai 400059

Mobile No. 9727009855

Shri. Rajesh Shubhkaran Singh S/o Shri. Shubhkaran Bharat Singh (Borrower and Joint Mortgagor)

375 Plot No.13, Gala No.05/10, Macleods Pharmaceuticals Ltd., Ramdev Park Road Kachigam, Daman Dhanlaxmi Industrial Park Daman, DAMAN & Diu 396210

Mobile No. 972700985

Shri. Harikesh Shubhkaran Singh S/o Shri.

Shubhkaran Bharat Singh (Co-Borrower and

Prop: M/s Kamal Prints)

Residing at B/604, Shanti Life Sapce-2, Sector-3, Building No.4/A, Near D Mart, Yashwant Viva Township, Vasant Nagari Vasai East, District Palghar, Maharashtra 401208

Mobile No. 9322318142

M/s Kamal Prints (Proprietor: Shri. Harikesh

Shubhkaran Singh S/o Shri. Shubhkaran Bharat Singh)



		Dhuri IND Estate No.2, Gala No.1, Sativali, Vasai East, District Thane, Maharashtra 401208 Mobile No. 9322318142 Smt. Lata Rajesh Singh W/o Shri. Rajesh Shubhkaran Singh (Guarantor and Joint Mortgagor) Residing at House No.22, Belwar Road, Prathamik Vidyalay, Golhanamau, Belwar, Jaunpur, Uttar Pradesh, 222201 Mobile No. 7506898282
3	Total liabilities as on 28.02.2026	Rs. 6,92,567.48
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	E-Auction M/s PSB Alliance (BAANKNET) 17.04.2026 Timing 12.00 P.M. to 2.00 PM <u>https://baanknet.com</u>
5	Details of Property/ies	All that Part and parcel of residential Flat No 403, 4th Floor, adm.750 Sq.ft. super Built-Up area, in the building known as "Aakruti Elegance Co-operative Housing Society Ltd." Opposite Mira Sagar, Ramdev Park Road, Situated at Old Survey No. 379, New Survey 57, Hissa no.1, Old survey No.400, New Survey No. 58, Hissa No.1, situate, lying and being at village – Goddev, Mira Road, Bhyandar(East), Taluka and District Thane 400107 Boundaries of the property: East: Unique Arbit Building West: Garden & Lawn North: Road South: Garden Cersai Assets id -400038882961

		Cersai Security Id - 200038816570
6	Reserve Price	Rs.64,74,000.00 (Rupees Sixty Four Lakh Seventy Four Thousand Only)
7	Earnest Money Deposit	Rs.6,47,400.00 (Rupees Six Lakh Forty Seven Thousand Four Hundred Only)
8	The property can be inspected Date & Time	15.04.2026 between 10.00 AM and 4.00 PM

9 Other terms and conditions:

- a. The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is" condition, including encumbrances if any.
- b. The property/ies will not be sold below the Reserve Price.
- c. The property can be inspected on **15.04.2026 between 10.00 A.M. and 4.00 P.M.**
- d. Prospective bidders are advised to visit website <https://baanknet.com> and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & addhaar and addhaar linked with latest Mobile number and also register with digilocker mandatorily. For bidding in the above e-auction from **BAANKNET (M/s PSB Alliance Pvt. Ltd)**, you may contact the helpdesk support of **BAANKNET** (Contact details **8291220220**, Email: **Support.BAANKNET@psballiance.com.**).
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs.6,47,400.00 (Rupees Six Lakh Forty Seven Thousand Four Hundred Only)** being of 10% of the Reserve Price 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" **Canara Bank, Mumbai Andheri West II Branch [15022], A/C NO 209272434 IFSC CODE: CNRB0015022** on or before **16.04.2026 at 6.00PM.**
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies 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. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid amount on closure of eAuction process shall be declared as Successful



Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.

- g. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- h. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on same day and or not later than next day from the date of declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.
- i. The above-mentioned balance sale price should be remitted through RTGS/NEFT to **Account No.209272434 of Canara Bank, Mumbai Andheri West II Branch DP Code 15022, IFSC CODE: CNRB0015022.**
- j. All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.
- k. For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1% of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.
- l. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues
- m. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the asset and before specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on **15.04.2026 from 10.00 a.m. to 4.00 P.M.**



- n. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- o. For further details, Assistant General Manager, Recovery and Legal Section, Regional Office North, Mumbai (Shri. Vipin Kumar Singh, Contact No 8655963283) or branch Incharge Canara Bank, Mumbai Andheri West II Branch [15022] (Manager, Santoch Rane, Contact No. 9820080709) may be contacted during office hours on any working day. The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact details 8291220220, Email: Support.BAANKNET@psballiance.com.).

Place: MUMBAI

Date: 05.03.2026

For Canara Bank


Authorised Officer
Vipin Kumar Singh

Authorised Officer (AGM)

Canara Bank

