



(भारत सरकार का उपक्रम/A GOVERNMENT OF INDIA UNDERTAKING)
आस्ति वसूली प्रबंधन शाखा-1 मुम्बई / ARM BRANCH – MUMBAI
 Canara Bank Building, 4th floor, Adi Marzban Path, Ballard Estate, MUMBAI – 400 001
 Email: cb2360@canarabank.com TEL. - 022-22065425/30 WEB: www.canarabank.com

REF : CB2360/SARFAESI/E-Auction/PAFETECH/02/2026

DATE: 06.03.2026

TO,

(1) M/s. Pafetech Enterprises Pvt Ltd (Borrower) Unit no. A/114, 1 st floor, A Wing, Siddhivinayak Square, Near New Cuffe Parade Mukandrao Ambedkar Road Wadala Mumbai City 400037. And also at - 4025, Ease Zone Opp. SBI & Ozone Goregaon Mulund Link Road, Malad West 400064	(2) Mr. Sagar Pravin Raut (Director & Guarantor) A/02, Nishad Apartment Swarganga Complex Agashi Raod, Boling Virar West – 401303.
(3) Mr.Siddhant Bhalchandra Vaze Director & Guarantor 540/A Vaze Ali. Opp. Ganesh Mandir Bolink, Virar West- 401303	(4) Mr.Siddharth Deepak Thakur Guarantor & Mortgagor Tara Bhuvan, Datta Mandir Road, Near Sanjivani Hospital Virar West-401303
(5) Mr.Deepak Harishchandara Thakur Guarantor & Mortgagor Tara Bhuvan, Datta Mandir Road, Near Sanjivani Hospital Virar West-401303	(6) Mr.Paresh Chimanlal Mehta Guarantor & Mortgagor B/603, Madhvakunj, Sodawala Lane Chamunda Circle, Borivali West – 400092
(7) Mr.Pankaj L Agarwal Guarantor & Mortgagor 405, Vasant Marvel Complex, Grandeur CHSL W E Highway Near Magathane Telephone Exchange Borivali East – 400066	(8) Mr.Rohan Jayendra Thakur Guarantor & Mortgagor Thakur Nivas Raja Shivaji Rd Virar West Thane -401303
(9) Mr.Laxmi Narayan P Agarwal Guarantor & Mortgagor 501, Grandeur Tower, Vasnt Marvel Complex W.Exp Highway, Borivali East-400066	(10) Mr.Chimanlal Mehta Guarantor & Mortgagor B/603, Madhvakunj, Sodawala Lane Chamunda Circle, Borivali West - 400092
(11) Mr.Chetan Dhirajlal Mehta Guarantor & Mortgagor B/603, Madhvakunj, Sodawala Lane Chamunda Circle, Borivali West - 400092	(12) Mr.Rambabau Agarwal Guarantor & Mortgagor 1102, Samarpan Royale, Kanakia Complex Opp.W E Highway Borivali East, Mumbai 400066
(13) M/s.Viva Gokul Builders Corporate Guarantor Shop no.9, Gokul Annexe Agarwal Garden Phase II Gokul Township Virar West Thane - 401303	(14) M/s Viva Enterprises Ltd Corporate Guarantor 1 st Floor, Thakur Arcade, Virar West, Vasai Taluka, Thane -401303
(15) M/s.Ascent Projects Management Pvt Ltd Corporate Guarantor F-103, Kasturi Buidling Sanghavi Corporate Park Off.Govandi Station Raod, Deonar Village Mumbai- 400088	

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Dear Sir/Madam,

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, 20021.

As you are aware, I on behalf of Canara Bank 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 ARM Branch of Canara Bank.

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.

Yours faithfully,
कृते केमरा बैंक, CANARA BANK

सुदर्शन जोशी / Sudarshan Joshi
आस्ति वसूली प्रबंधन शाखा (2360)
आस्ति वसूली प्रबंधन शाखा (2360)
Canara Bank
MGMT. BRANCH
मुम्बई / MUMBAI-400 001.

ENCLOSURE – SALE NOTICE dated 06.03.2026

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SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS 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**, will be sold on As is where is", As is what is" on **30.03.2026**, for recovery of **Rs 18,51,67,685.13** (Rupees Eighteen Crore Fifty One Lakh Sixty Seven Thousand Six Hundred Eighty Five and Thirteen Paise only as on 03.02.2026 plus further Interest and cost from 04.02.2026) due to the ARM Branch of Canara Bank from **M/s.Pafetech Enterprises Pvt Ltd** and Mortgagors/Guarantors (1)Mr.Sagar Pravin Raut, (2)Mr.Siddhant Bhalechandra Vaze, (3)Mr.Siddharth Deepak Thakur,(4)Mr.Deepak Harishchandara Thakur,(5)Mr.Paresh Chimanlal Mehta,(6) Mr.Pankaj L Agarwal,(7)Mr.Rohan Jayendra Thakur, (8)Mr.Laxmi Narayan P Agarwal, (9) Mr.Chimanlal Mehta,(10)Mr.Chetan Dhirajlal Mehta,(11)Mr.Rambabau Agarwal, (12) M/s.Viva Gokul Builders, (13) M/s Viva Enterprises Ltd, (14) M/s. Ascent Projects Management Pvt Ltd.

The reserve price and the earnest money deposit will be as mentioned below:

Description of the Property						
Type J Building consisting of Ground + Four upper floors knows as Viva Gokul Arcade constructed on Land bearing Survey no. 334, Hissa No. 1 to 33 Virar West situated lying and being at Village Bolinj, Taluka Vasai, District Thane being N A Land Adm 700 sq. mtrs approx						
In the name of M/s Viva Gokul Builders, partners :						
(1)Mr.Deepak Harishchandara Thakur (2)Mr.Laxmi Narayan P Agarwal (3)Mr.Chimanlal Mehta (4)Mr.Dhirajlal M Mehta (5)Mr.Rambabu Agarwal (6)Mr.Paresh Chimanlal Mehta (7)Mr.Pankaj L Agarwal						
Lot No	Property Description	Carpet Area (Sq ft)	Reserve Price (Rs in lacs)	EMD (Rs in lacs)	Date of Inspection	
1	Shop/Office nos 1&2, 2nd floor, Viva Gokul Arcade	945	106.00	10.60	20.03.2026 from 3.00 pm to pm	
2	Shop/Office nos 3 & 4, 2 nd Floor, Viva Gokul Arcade	958	108.00	10.80		
3	Shop/Office nos 5& 6, 2 nd floor Viva Gokul Arcade	958	108.00	10.80		
4	Shop/Office nos 7&8, 2 nd floor, Viva Gokul Arcade	958	108.00	10.80		
5	Shop/Office nos 9&10, 2 nd floor, Viva Gokul Arcade	896	101.00	10.10		
6	Shop/Office nos 1&2, 3 rd floor, Viva Gokul Arcade	945	108.00	10.80		
7	Shop/Office nos 3 & 4, 3 rd Floor, Viva Gokul Arcade	958	108.00	10.80		
8	Shop/Office nos 5 & 6, 3 rd floor Viva Gokul Arcade	958	108.00	10.80		
9	Shop/Office nos 7&8, 3 rd floor, Viva Gokul Arcade	958	108.00	10.80		
10	Shop/Office nos 9&10, 3 rd floor Viva Gokul Arcade	896	101.00	10.10		
11	Shop/Office nos 3 & 4, 4 th floor Viva Gokul Arcade	958	108.00	10.80		

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12	Shop/Office nos.5 & 6,4 th floor, Viva Gokul Arcade	958	108.00	10.80
13	Shop/Office nos7&8, 4 th floor, Viva Gokul Arcade	958	108.00	10.80
14	Shop/Office nos 9&10, 4 th floor, Viva Gokul Arcade	896	101.00	10.10
Total		13200	1490.00	149.00

1	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, Canara Bank Building, 4 th floor, Adi Marzban Path, Ballard Estate, MUMBAI – 400 001
2	Name and Address of the Borrower(s) / Guarantor(s)	(1) M/s.Pafetech Enterprises Pvt Ltd (Borrower) Unit no. A/114, 1st floor, A Wing, Siddhivinayak Square, Near New Cuffe Parade Mukandrao Ambedkar Road Wadala Mumbai City 400037 & also at 4025, Ease Zone Opp. SBI & Ozone Goregaon Mulund Link Road, Malad West 400064 (2) Mr.Sagar Pravin Raut (Director & Guarantor) A/02, Nishad Apartment Swarganga Complex Agashi Raod, Boling Virar West – 401303. (3) Mr.Siddhant Bhalechandra Vaze (Director & Guarantor) 540/A Vaze Ali, Opp. Ganesh Mandir Bolink, Virar West-401303 (4) Mr.Siddharth Deepak Thakur (Guarantor & Mortgagor) Tara Bhuvan, Datta Mandir Road, Near Sanjivani Hospital Virar West-401303 (5) Mr.Deepak Harishchandara Thakur (Guarantor & Mortgagor) Tara Bhuvan, Datta Mandir Road, Near Sanjivani Hospital Virar West-401303 (6) Mr.Paresh Chimanlal Mehta (Guarantor & Mortgagor) B/603, Madhavkunj, Sodawala Lane Chamunda Circle, Borivali West – 400092 (7) Mr.Pankaj L Agarwal (Guarantor & Mortgagor) 405, Vasant Marvel Complex, Grandeur CHSL W E Highway Near Magathane Telephone Exchange Borivali East – 400066 (8) Mr.Rohan Jayendra Thakur(Guarantor & Mortgagor) Thakur Nivas Raja Shivaji Rd Virar West.Thane -401303 (9) Mr.Laxmi Narayan P Agarwal(Guarantor & Mortgagor) 501, Grandeur Tower, Vasant Marvel Complex W.Exp Highway, Borivali East-400066 (10)Mr.Chimanlal Mehta (Guarantor & Mortgagor) B/603, Madhavkunj, Sodawala Lane Chamunda Circle, Borivali West – 400092 (11)Mr.Chetan Dhirajlal Mehta (Guarantor & Mortgagor) B/603, Madhavkunj, Sodawala Lane Chamunda Circle, Borivali West – 400092 (12)Mr.Rambabu Agarwal (Guarantor & Mortgagor) 1102, Samarpan Royale, Kanakia Complex Opp.W E Highway Borivali East, Mumbai 400066 (13)M/s.Viva Gokul Builders (Corporate Guarantor) Shop no.9, Gokul Annexe Agarwal Garden Phase II Gokul Township Virar West Thane – 401303 (14) M/s Viva Enterprises Ltd (Corporate Guarantor) 1st Floor, Thakur Arcade, Virar West, Vasai Taluka, Thane -401303 (15)M/s.Ascend Projects Management Pvt Ltd (Corporate Guarantor) F-103, Kasturi Buidling Sanghavi Corporate Park Off.Govandi Station Raod, Deonar Village Mumbai-400088
3	Total Liabilities as on 03.02.2026	Rs 18,51,67,685.13 (Rupees Eighteen Crore Fifty One Lakh Sixty Seven Thousand Six Hundred Eighty Five and Thirteen Paise only as on 03.02.2026 plus further Interest and cost from 04.02.2026)

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4	a. Mode of Auction	E-Auction
	b. Details of Auction Service Provider	M/s PSB Alliance (eBkay)
	c. Date & Time of Auction	30.03.2026 (11.00.am to 12.00 pm) (with unlimited extension of 5 min. duration each till the conclusion of the sale)
	d. Portal of E-auction	https://baanknet.com/

The Earnest Money Deposit shall be deposited on or before **29.03.2026 up to 5 p.m.**

6 Other terms and conditions:

- The property/ies will be sold in "As is where is", "As is what is" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected as mentioned above.
- 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 & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details **7046612345/6354910172/8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com**).
- The intending bidders shall deposit Earnest Money Deposit (EMD) as per above table 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" on or before **29.03.2026 up to 5.00 PM.**
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **29.03.2026 upto 5 p.m.** to Canara Bank, ARM Branch by hand or by email.
 - Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
 - Bidders Name, Contact No., Address, E-Mail Id.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs **25,000/-** (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). 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 on closure of e-Auction 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.
- The incremental amount/price during the time of each extension shall be Rs. 25.000/- (incremental price) and time shall be extended to **5** (minutes) when valid bid received in last minutes.
- 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 same day and or not later than next working day and the balance **75% amount of sale price** to be deposited 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.
- The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to **Account No. 209272434 of Canara Bank, ARM MUMBAI Branch, IFSC Code CNRB0002360.**

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- l. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- m. 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.
- n. 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/ due diligence 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.
- o. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies 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 with Prior Appointment of Authorized Officer.
- p. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- q. For further details may contact Sudarshan Joshi, Authorised Officer, Canara Bank, ARM Branch, Mumbai (Mob No -8655948054) or Mr.Purnachander Rao officer (Mob. No. 7842782478) may be contacted during office hours on any working day. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com. /support.ebkay@procure247.com)."

Place: Mumbai

Date: 06.03.2026

कृते केनरा बैंक / FOR CANARA BANK
सुदर्शन जोशी / Sudarshan Joshi
अधिकृत अधिकारी / Authorised Officer
आस्ति वसूली प्रबंधन शाखा (2360)
Canara Bank
ASSET RECOVERY MUM. BRANCH
मुम्बई / MUMBAI-400 001.