



CANARA BANK

**Canara Bank, Mumbai Borivali West (126)
COVERING LETTER TO SALE NOTICE**

Ref: SALE NOTICE/321076417/126/MARCH/2025

Date: 05.03.2026

To

Smt. Sanjana Santosh Bait W/o Shri Santosh Sahadev Bait (Borrower and Mortgagor),
Shri Sanmegh Santosh Bait S/o Shri Santosh Sahadev Bait (Co-Borrower)
Residing at Flat No. A-301, Shikhar CHS Ltd,
Sanghvi Nagar, Hatkesh Road, Mira Bhayander,
Mira Road East-401107, Thane, Maharashtra
Mobile No. 7506305084, 8779663398

Smt. Sanjana Santosh Bait W/o Shri Santosh Sahadev Bait (Borrower and Mortgagor)
Shri Sanmegh Santosh Bait S/o Shri Santosh Sahadev Bait (Co-Borrower)
5th Floor, 501, 'A' Wing, Shikhar CHS Ltd,
Sanghvi Nagar, Hatkesh Road,
Mira Road East-401107, Thane, Maharashtra
Mobile No. 7506305084, 8779663398
Email Id: baitsanjana555@gmail.com

M/s Samarth Krupa Marketing (Proprietor: Smt. Sanjana Santosh Bait)
401, Vedant Apartment, Mira Gaon,
Mira Road East-401107, Maharashtra
Mobile No. 7506305084
Email Id: baitsanjana555@gmail.com

Dear Sir,

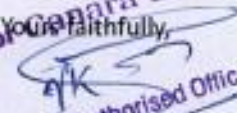
Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and
Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest
(Enforcement) Rules, 2002.

As you are aware, I on behalf of **Canara Bank, Mumbai Borivali West (126)** 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 Borivali West
(126)**

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,

Authorised Officer
Canara Bank

ENCLOSURE – SALE NOTICE

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**CANARA BANK
MUMBAI BORIVALI WEST (126)
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 Borivali West (126)**, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **25.03.2026**, for recovery of **Rs.1,51,86,279.00 (Rupees One Crore Fifty One Lakh Eighty Six Thousand Two Hundred Seventy Nine Only)** as on **28.02.2026** plus interest, charges and other cost from **01.03.2026** due to the Secured Creditor from **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)**. The reserve price will be **Rs.1,28,05,000.00 (Rupees One Crore Twenty Eight Lakh Five Thousand Only)** and the earnest money deposit will be **Rs.12,80,500.00 (Rupees Twelve Lakh Eighty Thousand Five Hundred Only)**

1	Name and Address of the Secured Creditor	Canara Bank, Mumbai Borivali West (126)
2	Name and Address of the Borrower & Guarantor	Smt. Sanjana Santosh Bait W/o Shri Santosh Sahadev Bait (Borrower and Mortgagor), Shri Sanmegh Santosh Bait S/o Shri Santosh Sahadev Bait (Co-Borrower) Residing at Flat No. A-301, Shikhar CHS Ltd, Sanghvi Nagar, Hatkesh Road, Mira Bhayander, Mira Road East-401107, Thane, Maharashtra Mobile No. 7506305084, 8779663398 Smt. Sanjana Santosh Bait W/o Shri Santosh Sahadev Bait (Borrower and Mortgagor) Shri Sanmegh Santosh Bait S/o Shri Santosh Sahadev Bait (Co-Borrower) 5th Floor, 501, 'A' Wing, Shikhar CHS Ltd, Sanghvi Nagar, Hatkesh Road, Mira Road East-401107, Thane, Maharashtra Mobile No. 7506305084, 8779663398 Email Id: baitsanjana555@gmail.com M/s Samarth Krupa Marketing (Proprietor: Smt. Sanjana Santosh Bait) 401, Vedant Apartment, Mira Gaon, Mira Road East-401107, Maharashtra Mobile No. 7506305084 Email Id: baitsanjana555@gmail.com
3	Total liabilities as on 28.02.2026	Rs.1,51,86,279.00 (Rupees One Crore Fifty One Lakh Eighty Six Thousand Two Hundred Seventy Nine Only)
4	a) Mode of Auction b) Details of Auction	E-Auction M/s PSB Alliance (BAANKNET)

	service provider	
	c) Date & Time of Auction	25.03.2026 Timing 12.00 P.M. to 2.00 PM
	d) Place of Auction	https://baanknet.com
5	Details of Property/ies	Residential Property : 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
6	Reserve Price	Rs.1,28,05,000.00(Rupees One Crore Twenty Eight Lakh Five Thousand Only)
7	Earnest Money Deposit	Rs.12,80,500.00 (Rupees Twelve Lakh Eighty Thousand Five Hundred Only)
8	The property can be inspected Date & Time	23.03.2026 between 10.00 AM and 4.00 PM

Other terms and conditions :

- The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is" condition, including encumbrances if any.
- The property/ies will not be sold below the Reserve Price.
- The property can be inspected on **23.03.2026 between 10.00 A.M. and 4.00 P.M.**
- 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.)**.
- The intending bidders shall deposit Earnest Money Deposit (EMD) **Rs.12,80,500.00 (Rupees Twelve Lakh Eighty Thousand Five 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" in favour of **CANARA BANK, A/C NO 209272434 IFSC CODE CNRB0000126** on or before **24.03.2026 at 6.00PM**.
- The incremental amount/price during the time of each extension shall be **Rs.50,000/-** and time shall be extended to 5 minutes when valid bid received in last minutes

- g. 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 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.
- h. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- i. 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.
- j. The above-mentioned balance sale price should be remitted through RTGS/NEFT to **Account No. 209272434 of Canara Bank, Mumbai Borivali West (126), IFSC CODE CNRB0000126.**
- k. All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.
- l. 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.
- m. 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

- n. 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 **23.03.2026 from 10.00 a.m. to 4.00 P.M.**
- o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p. 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 Borivali West (126) (Chief Manager, SHASHI RAJ SEKHAR, Contact No 919955093944) 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 Place: MUMBAI

Date: 05.03.2026

For Canara Bank



Authorised Officer
Vipin Kumar Singh

Authorised Officer (AGM)
Canara Bank