

ARM BRANCH – MUMBAI

Canara Bank Building, 4th floor, Adi Marban Path, Ballard Estate, MUMBAI – 400 001

Email: cb2360@canarabank.com TEL. - 022-22065425/30 WEB: www.canarabank.com

REF : CB2360/SARFAESI/E-Auction/NILESH/APRIL/2026

DATE: 06.04.2026

TO,

Mr. NILESH KUMAR DHIRUBHAI PATEL 602 YASH ORION CTS NO 460/4 IB PATEL ROAD OFF VILLAGE PAHADI GOREGAON EAST MUMBAI-400063	Mr. NILESH KUMAR DHIRUBHAI PATEL FLAT NO 202, 2 ND FLOOR, BUILDING NO 5, ANANDI VILLA, NEAR GREEN LAND, LAJPAT RAI ROAD, VILE PARLE(WEST), TAUKA ANDHERI, DISTRICT MUMBAI-400056
Mr. NILESH KUMAR DHIRUBHAI PATEL FLAT NO 201, 2 ND FLOOR, BLISS KASA TOWER, CTS NO. 1434, FINAL PLOT NO 482 OF LOWER PAREL DIVISION, BHAWANI SHANKAR ROAD, DADAR(WEST), MUMBAI-400028	Mr. NILESH KUMAR DHIRUBHAI PATEL 45, JAY JALARAM SOCIETY, NEAR VIRATNAGAR, BAPUNAGAR, HIGHWAY ROAD, AHMEDABAD-382350

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, 2002.

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 there under, 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.

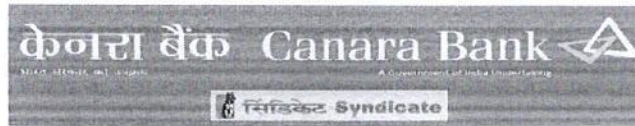
Yours faithfully,

कृते केनरा बैंक/ FOR CANARA BANK

सुदर्शन जोशी / Sudarshan Joshi
Authorised Officer, Authorised Officer
आयुक्त अधिकारी, मध्यम शाखा (2360)
Canara Bank
ASSET RECOVERY MGMT. BRANCH
मुंबई / MUMBAI-400 001.



ENCLOSURE – SALE NOTICE dated 06.04.2026



(भारत सरकार का उपक्रम/A GOVERNMENT OF INDIA UNDERTAKING)

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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 **Physical 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 **28.04.2026**, for recovery of **Rs. 4,49,83,804.33** (Rupees Four Crore Forty Nine Lakhs Eighty Three Thousand Eight Hundred four and paisa Thirty Three only as on 05.01.2026 plus further Interest and cost from 06.01.2026) due to the ARM Branch of Canara Bank from **Mr. Nileshkumar Dhirubhai Patel**.

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

Lot No	Description of the Property	Reserve Price	Earnest Money Deposit
1	Flat No. 202, 2 nd floor, Building No.5, Anandi Villa, Near Green Land, Lajpat Rai Road, Vile Parle(West), CTS No.1169 & 1169/1 to 6, Final Plot No. 117C of Village Parle(West), Taluka Andheri, District Mumbai-400056 CERSAI ID - 400076667613	Rs.1,57,00,000/-	Rs.15,70,000/-
2	Flat No. 201, 2 nd Floor, Bliss Kasa Tower, CTS No.1434, Final Plot No.482 of Lower Parel Division, Bhawani Shankar Road, Dadar(West), Mumbai-400028 CERSAI ID - 400072191544	Rs.1,58,00,000/-	Rs.15,80,000/-
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)	Mr. NILESH KUMAR DHIRUBHAI PATEL 602 YASH ORION CTS NO 460/4, IB PATEL ROAD OFF VILLAGE PAHADI, GOREGAON EAST, MUMBAI-400063 - FLAT NO 201, 2ND FLOOR, BLISS KASA TOWER, CTS NO. 1434, FINAL PLOT NO 482 OF LOWER PAREL DIVISION, BHAWANI SHANKAR ROAD, DADAR(WEST), MUMBAI-400028 - FLAT NO 202, 2ND FLOOR, BUILDING NO 5, ANANDI VILLA, NEAR GREEN LAND, LAJPAT RAI ROAD, VILE PARLE(WEST), TAUKA ANDHERI, DISTRICT MUMBAI-400056 45, JAY JALARAM SOCIETY, NEAR VIRATNAGAR, BAPUNAGAR, HIGHWAY ROAD, AHMEDABAD-382350	
3	Total Liabilities as on 05.01.2026	Rs. 4,49,83,804.33 (Rupees Four Crore Forty Nine Lakhs Eighty Three Thousand Eight Hundred four and paisa Thirty Three only as on 05.01.2026 plus further Interest and cost from 06.01.2026)	
4	a. Mode of Auction b. Details of Auction Service	E-Auction M/s PSB Alliance (baanknet)	





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Provider	
c. Date & Time of Auction	28.04.2026 (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 **27.04.2026** 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 with prior appointment with Authorised Officer.
- 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) of **Rs 15,70,000 for Lot-1 and Rs. 15,80,000 for Lot-2** 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 **27.04.2026** 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 **27.04.2026** 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 multiplies of **50,000/-** (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 50,000/- (incremental price) and time shall be extended to **5** (minutes) when valid bid received in last minutes.





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- i. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- j. 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.
- k. 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.**
- 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 Mr. Sudarshan Joshi, Authorised Officer, Canara Bank, ARM Branch, Mumbai (Ph.No.: 022 -22065425/30/ Mb -9590913338) or Mr.Manu Goyal Manager (Mob. No. 7983336442) 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.ebkray@procure247.com).**"

Place: Mumbai
Date: 06.04.2026



कृते कनरा बैंक / Canara Bank
सुदर्शन जोशी / Sudarshan Joshi
अधिकृत अधिकारी / Authorised Officer
आ.व.प्र. शाखा / A.V.P. BRANCH
मुंबई / Mumbai
Canara Bank