



(Government of India Undertaking)

ASSET RECOVERY MANAGEMENT (ARM) BRANCH,

1st Floor, Plot No. 32, Corporation Colony Near LAD square Metro Station, Gandhi Nagar Nagpur-440010

Email: cb6820@canarabank.com Phone – +91 9271071694

Ref: 6820/ARM-RUGGANTR /SN 29

Date: 24.04.2026

To,

M/S RUGGHANTR RAYS

(BORROWER)

At Hotel Premparvat Near City Police Station

Main Road Gondia Maharashtra 441601

M/S RUGGHANTR RAYS

(PARTNER)

Through -Sunil Kumar Satya Prakash Tiwari

At Hotel Premparvat Near City Police Station

Main Road Gondia Gondia Maharashtra 441601

M/S RUGGHANTR RAYS

(PARTNER)

Through Shraddha Tiwari

At Hotel Premparvat Near City Police Station

Main Road Gondia Gondia Maharashtra 441601

MR. SUNIL KUMAR SATYA PRAKASH TIWARI

(GUARANTOR)

Q 501 Bptp Park Grandeura Sector 82

Bhatola Baroli Faridabad Haryana 121004

SHRADDHA TIWARI

(GUARANTOR)

Q 501 Bptp Park Grandeura Sector 82

Bhatola Baroli Faridabad Haryana 121004

MR. SUNIL KUMAR SATYA PRAKASH TIWARI

(MORTGAGOR)

Q 501 Bptp Park Grandeura Sector 82

Bhatola Baroli Faridabad Haryana 121004

MR. SUNIL KUMAR SATYA PRAKASH TIWARI

(MORTGAGOR)

Shree Vallabh Tower Flat No 801

8th Floor B Wing In Dhruv Park Near Silver

Oak Building Malad West Mumbai Suburban

Valnai 400064

SHRADDHA TIWARI

Shree Vallabh Tower Flat No 801

8th Floor B Wing Near Silver Oak Building

Malad West Mumbai Suburban

Valnai 400064

Internal



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, ARM Nagpur Branch have taken Symbolic 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 Nagpur 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,

केनरा बैंक / CANARA BANK



प्राधिकृत अधिकारी / Authorized Officer
ARM Nagpur
AUTHORISED OFFICER
CANARA BANK

ENCLOSURE - SALE NOTICE

Internal



(HEAD OFFICE: BANGALORE)
BRANCH OFFICE: ARM NAGPUR (6820)

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 under Rule 8(6) and 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 by holding public auction in "**As is where is**", "**As is what is**", and "**Whatever there is**" condition on **19.05.2026** for recovery of **Rs 1,10,65,501.94/- (Rupees One Crore Ten Lakh Sixty Five Thousand Five Hundred One and Ninety Four Paise Only)** as on 23.04.2026 + Interest applicable & other charges due to Secured creditor from 1 **M/s. Rugghantr Rays** (Borrower) 2 **Mr. Sunil Kumar Satya Prakash Tiwari** (Partner, Guarantor , Mortgagor) 3 **Mrs. Shraddha Tiwari** (Partner, Guarantor)

The reserve price will be **Rs. 1,05,08,000/- (Rupees One Crore Five Lakh Eight Thousand Only)** and the earnest money deposit will be **Rs. 10,50,800/- (Rupees Ten Lakh Fifty Thousand Eight Hundred only)** . The Earnest Money Deposit shall be deposited on or before **18.05.2026 at 5.00 pm.**

1.	Name and Address of the Secured Creditor	Canara Bank, ASSET RECOVERY MANAGEMENT 1 st Floor, Plot No. 32, Corporation Colony Near LAD square Metro Station, Gandhi Nagar Nagpur-440010 (Maharashtra)
2.	Name and Address of the Borrowers and Guarantors	M/S RUGGHANTR RAYS At Hotel Premparvat Near City Police Station Main Road Gondia, Gondia Maharashtra 441601 MR. SUNIL KUMAR SATYA PRAKASH TIWARI Q 501 Bptp Park Grandeura Sector 82 Bhatola Baroli Faridabad Haryana 121004. Mrs. SHRADDHA TIWARI Q 501 Bptp Park Grandeura Sector 82 Bhatola Baroli Faridabad Haryana 121004 MR. SUNIL KUMAR SATYA PRAKASH TIWARI Shree Vallabh Tower Flat No 801 8th Floor B Wing Near Silver Oak Building Malad West Mumbai Suburban Valnai 400064 Mrs. SHRADDHA TIWARI Shree Vallabh Tower Flat No 801 8th Floor B Wing Near Silver Oak Building Malad West Mumbai Suburban Valnai 400064



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3.	Total liabilities as on 23.04.2026	Rs 1,10,65,501.94/- (Rupees One Crore Ten Lakh Sixty Five Thousand Five Hundred One and Ninety Four Paise Only)+ Interest & cost applicable & other charges thereon.								
4.	(a) Mode of Auction	E-auction								
	(b) Details of Auction service provider	M/S PSB Alliance pvt ltd through website https://baanknet.com/								
	(c) Date and Time of Auction	19.05.2026 And Time: 12.00 PM to 01.00PM								
	(d) Place of Auction	https://baanknet.com/								
5.	Details of property	A RESIDENTIAL FLAT IN BUILDING NAMED SHREE VALLABH TOWER , FLAT NO 801 , 8TH FLOOR , B-WING IN DHURUV PARK , BUILT UP AREA 508 SQ.FT EQUALS TO 47.21 SQ.MTR, NEAR SILVER OAK BUILDING, SITUATED AT CTS NO 334-A,360,361 AND 362 SURVEY NO 23 HISSA NO 5 AND 12 AND SURVEY NO 64 (PART) MOUJA VILLAGE VALNAI MALAD WEST MUMBAI 400064 BOUNDRIES OF PROPERTY(BUILDING) <table><tr><td>East</td><td>AGRAWAL TRINITY TOWER</td></tr><tr><td>West</td><td>INTERNAL ROAD</td></tr><tr><td>North</td><td>VASANT VIEW BUILDING</td></tr><tr><td>South</td><td>DHRUV PARK BUILDING</td></tr></table>	East	AGRAWAL TRINITY TOWER	West	INTERNAL ROAD	North	VASANT VIEW BUILDING	South	DHRUV PARK BUILDING
East	AGRAWAL TRINITY TOWER									
West	INTERNAL ROAD									
North	VASANT VIEW BUILDING									
South	DHRUV PARK BUILDING									
6.	Reserve Price	Rs. 1,05,08,000/- (Rupees One Crore Five Lakh Eight Thousand Only)								
7.	Earnest Money Deposit	Rs. 10,50,800/- (Rupees Ten Lakh Fifty Thousand Eight Hundred only)								
8.	The property can be inspected Date & Time	18.05.2026 from 10:00am to 05:00pm								

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. (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).

b. The property/ies will be sold above the Reserve Price.

c. The property can be inspected on **18.05.2026** between 10:00am to 05:00pm

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 & 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

ASSET RECOVERY MANAGEMENT Branch, 1st Floor, Plot No. 32, Corporation Colony Near LAD square Metro Station, Gandhi Nagar Nagpur-440010 Email: cb6820@canarabank.com Phone - +91 9271071694

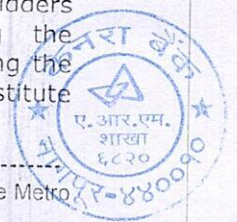




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(M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 8291220220 Email: support.baanknet@psballiance.com).

- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs. 10,50,800/- (Rupees Ten Lakh Fifty Thousand Eight 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" and provide following details on or before 5.00 p.m. of **18.05.2026**.
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 50,000/- (Rupees Fifty Thousand Only) (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 communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.
- g. The incremental amount/price during the time of each extension shall be Rs. 50,000/- (Rupees Fifty Thousand Only) (incremental price) and time shall be extended to 5 minutes when valid bid received in last minute.
- 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 working day and the balance of 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.
- j. 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, ASSET RECOVERY MANAGEMENT (ARM) NAGPUR BRANCH, Nagpur, IFSC Code CNRB0006820.
- k. All charges for conveyance, stamp duty and registration, GST 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 is 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/ 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





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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 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 on **18.05.2026** from 10:00am to 05:00pm.

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 contact Manager ASSET RECOVERY MANAGEMENT (ARM) NAGPUR Branch of Canara Bank- (Contact No. 9271071694) 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).

Date: 24.04.2026
Place: NAGPUR

केनरा बैंक / CANARA BANK

प्राधिकृत अधिकारी / Authorized Officer
Asset Recovery Management Ltd, Nagpur
आदि CANARA BANK