

आस्ति वसूली प्रबंधन शाखा - मुम्बई / **ARM BRANCH – MUMBAI**

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

Email: cb2360@canarabank.com TEL. – 8655948054/8655948019 WEB: www.canarabank.com

REF : CB2360/SARFAESI/E-Auction/Aadil/13052026

DATE: 13.05.2026

TO,

Mr. Aadil Abdul Haleem Chaudhary Flat No. 903, 9th Floor, D-Wing, Varsatile Valley, Old Survey No. 11, New Survey No. 12 & others of Village Nilje, Near Nilje Talav, Dombivli (E) District Thane 421 204.	Mrs. Amarjeet Abdul Haleem Chaudhary Flat No. 903, 9th Floor, D-Wing, Varsatile Valley, Old Survey No. 11, New Survey No. 12 & others of Village Nilje, Near Nilje Talav, Dombivli (E) District Thane 421 204.
Mrs. Amarjeet Abdul Haleem Chaudhary Flat No – 701, 7 th floor, Plot 94, Mistry Building, Dada Saheb Phalke Road, Mumbai – 4000 14.	

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.

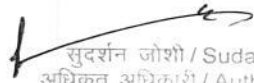
As you are aware, I on behalf of Canara Bank have taken Symbolic possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the Subject Act in connection with outstanding dues payable by you to our ARM Branch of Canara Bank.

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
अधिकृत अधिकारी / Authorised Officer
आस्ति वसूली प्रबंधन शाखा (2360)
ASSET RECOVERY MGMT. BRANCH
Canara Bank
मुम्बई - 400 001.

ENCLOSURE – SALE NOTICE Dated 13.05.2026

आस्ति वसूली प्रबंधन शाखा - मुम्बई / ARM BRANCH – MUMBAI

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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**, will be sold on "As is where is", "As is what is" on **30.05.2026**, for recovery of **Rs. 43,91,447.20 (Rupees Forty Three Lacs Ninety One Thousand Four hundred Forty Seven and Paise Twenty only)**, and interest thereon from **18.09.2025** due to the ARM Branch of Canara Bank to **Mr. Aadil Abdul Haleem Chaudhary**.

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

Lot	Description of the Property	Reserve Price	Earnest Money Deposit
1	Flat No. 903, 9th Floor, D-Wing, Varsatile Valley, Old Survey No. 11, New Survey No. 12 & others of Village Nilje, Near Nilje Talav, Dombivli (E) District Thane 421 204.	Rs.27,56,000/-	Rs.2,75,600/-

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. Mr. Aadil Abdul Haleem Chaudhary Flat No. 903, 9th Floor, D-Wing, Varsatile Valley, Old Survey No. 11, New Survey No. 12 & others of Village Nilje, Near Nilje Talav, Dombivli (E) District Thane 421 204. 2. Mrs. Amarjeet Abdul Haleem Chaudhary Flat No. 903, 9th Floor, D-Wing, Varsatile Valley, Old Survey No. 11, New Survey No. 12 & others of Village Nilje, Near Nilje Talav, Dombivli (E) District Thane 421 204. Address : Flat No - 701, 7 th floor, Plot 94, Mistry Building, Dada Saheb Phalke Road, Mumbai - 4000 14.
3	Total Liabilities as on 31.08.2024	Rs. 43,91,447.20 (Rupees Forty Three Lacs Ninety One Thousand Four hundred Forty Seven and Paise Twenty only), and interest thereon from 18.09.2025 .
4	a. Mode of Auction b. Details of Auction Service Provider c. Date & Time of Auction d. Portal of E-auction	E-Auction M/s PSB Alliance (E-Bkay) 30.05.2026 (11.00.am to 12.00 pm) (with unlimited extension

	of 5 min. duration each till the conclusion of the sale) https://baanknet.com/
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The Earnest Money Deposit shall be deposited on or before **29.05.2026** up to **5 p.m.**

5. 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.

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 (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).

E. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs. 3,35,900/-** 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 **29.05.2026** 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 **29.05.2026** 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.

G. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs. 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 **Rs.10,000/-** (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.

Canara Bank Building, 4th floor, Adi Marzban Path, Ballard Estate, MUMBAI - 400 001

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

