

केनरा बैंक Canara Bank

सिंडिकेट Syndicate

आस्तिवस्तु प्रबंधन शाखा मुम्बई / ARM BRANCH MUMBAI

4th FLOOR, CANARA BANK BUILDING, ADI MARZBAN STREET, MUMBAI - 400 001.

Email: cb2360@canarabank.com TEL. - 8655948019/54 WEB :: www.canarabank.com

REF:CB/ARM/PRATIK E/SALE NOTICE/2026-27/RP/J-01

DATE: 18.05.2026

To,

M/s PRATIK ENTERPRISES (Borrower)	Mr. HITESH HARILAL SHAH (PROPRIETOR)	Mr. HITESH HARILAL SHAH (PROPRIETOR)
Shop No A-21,Ground Floor, Ram nagar Co-operative Housing Society Limited, Ram Nagar, Navghar Fatak Road, Bhayander (East), District Thane - 401105	S/o Harilal Shah, Apt No A/604, Indraprastha, New Golden Nest, Mithalal Jain Bundglow, Bhayander (East), District Thane - 401105	Gala No. X1, Om Sai Commercial Complex, Near Shiv Mandir, Gas Godown Phatak Road, Bhayander East, District Thane - 401105

Dear Sir,

SUB: Notice under Section 13(4) of the Securitization 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 Branch, Mumbai 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, Mumbai 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
AUTHORIZED OFFICER
CANARA BANK, ARM BRANCH, MUMBAI



Encl: Sale Notice dated 18.05.2026

Internal

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(Auction Sale Notice for immovable properties)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) 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 properties mortgaged/charged to the Secured Creditor, the **Possession** of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is", basis on **09.06.2026** for recovery of **Rs. 67,13,585.00 (Rupees Sixty Seven Lakh Thirteen Thousand Five Hundred and Eighty Five Only)** as on 30.04.2026 plus further interest and charges from 01.05.2026 till the date of realization) due to the ARM Branch of Canara Bank from borrower **M/s PRATIK ENTERPRISES** represented by Proprietor **Mr. Hitesh Harilal Shah**. The reserve price will be **Rs. 58,50,000.00** and the Earnest Money Deposit will be **Rs. 5,85,000.00**.

1	Name and Address of the Secure Creditor	Canara Bank, ARM Branch, 4 th Floor, Canara Bank Building, Adi Marzban Street, Ballard Estate, Mumbai – 400 001
2	Name and Address of the Borrower & Guarantor	M/s PRATIK ENTERPRISES (BORROWER) Shop No A-21 Ground Floor, Ramnagar Co-operative Housing Society Limited, Ram Nagar, Navghar Fatak Road, Bhayander East, District Thane - 401105 Mr. HITESH HARILAL SHAH (PROPRIETOR) S/o Harilal Shah, Apt No A/604, Indraprastha, New Golden Nest, Mithalal Jain Bundglow Bhayander East, District Thane - 401105 Also at Gala No. X1, Om Sai Commercial Complex, Near Shiv Mandir, Gas Godown Phatak Road, Bhayander East, District Thane - 401105
3	Total liabilities as on 28.02.2026	Rs. 67,13,585.00 (Rupees Sixty Seven Lakh Thirteen Thousand Five Hundred and Eighty Five Only) as on 30.04.2026 plus further interest and charges from 01.05.2026
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction	E-auction M/s PSB ALLIANCE (BAANKNET) Helpline Number:8291220220, 9892219848 Email: support.BAANKNET@psballiance.com Website: https://baanknet.com/ 09.06.2026 (11.00.am to 12.00 pm) (with unlimited extension of 5 min. duration each till the conclusion of the sale).

Internal

d) Place of Auction	Online
5 Details of Property/ies	All that piece and parcel of a Shop Bearing No. A-21, on the Ground Floor, admeasuring 395 Sq Ft super Built up area in the building known as Shreeram Nagar "A" Co-operative Housing Society Ltd, situated on the land or ground bearing Survey No 89(New), Hissa No 3 and Old Survey No 97 Hissa No. 8 Part, New Survey No. 85 Hissa No 8, in the revenue village Bhayandar (East) Dist - Thane Bounded as under Towards East: Navghar Phatak Road Towards West: Sita Nagar Towards South: Sita Nagar Towards North: Nala Khari to Navghar Symbolic possession CERSAI Security Interest ID - 400075531827 Name of Title Holder: HITESH HARILAL SHAH
6 Reserve Price	Rs. 58,50,000.00
7 Earnest Money Deposit	Rs. 5,85,000.00
8 The property can be inspected on	With Prior appointment of Authorized Officer

9. 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. (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 of Authorized 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. 5,85,000.00** being 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 **08.06.2026 at 05:00 PM.**
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies 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. 50,000/- (incremental price) and time shall be extended to 5 (minutes) when valid bid received in last minutes.

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- h. Sale shall be confirmed in favor 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 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 Branch, IFSC Code **CNRB0002360**.
- 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 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 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 with Prior appointment of Authorized Officer.
- o. Authorized officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p. For further details may contact Sudarshan Joshi, Authorised Officer, Canara Bank, ARM Branch, Mumbai (Mobile no 8655948054) or Mr. Rupesh Pillewan, Manager, (Mob No.9380160126) E-mail id: cb2360@canarabank.com 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: 18.05.2026



कृते केनरा बैंक / FOR CANARA BANK

सुदर्शन जोशी / Sudarshan Joshi
अधिकृत अधिकारी / Authorised Officer
Authorized Officer
Canara Bank, ARM Branch, Mumbai
ASSET RECOVERY MGMT. BRANCH
4th / MUMBAI-400 001.

Internal