

REF: CB/ARM/SBR/SALE NOTICE/2026-27/RP/J-09

DATE: 22.05.2026

To,

M/s. S B R Textiles Office No 21, 3rd floor, Plot No 95/A, Dhanji Mulji Building, Old Hanuman Lane, Kalbadevi, Mumbai 400 002.	Mr. Lalchand M Tawari Flat 604, 6th floor, Shree Murlidhar Apartment, Sweet Home complex, Tulsivan CHS, Opp Agrasena Bhavan, City Lights, Surat, Gujarat.
Mr. Lalchand M Tawari Ward no 41D, shop no 1006, Jay Radhe market ring road, Umarwada, Surat, Gujarat 395 002.	Mr Anand Mishrilal Tawari Flat No 203 Shree Girdhar Sweet Home complex, Opp Agrasena Bhavan, City Light, Surat, Gujarat 395 002
Mr Anand Mishrilal Tawari Flat 604, 6th floor, Shree Murlidhar Apartment, Sweet Home complex, Tulsivan CHS, Opp Agrasena Bhavan, City Lights, Surat, Gujarat 395007.	M/s. S B R Textiles 604, Sweet House Complex, Murlidhar Apartment, City Light, Surat Gujarat 395 007

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,



AUTHORIZED OFFICER
CANARA BANK, ARM BRANCH, MUMBAI

Encl: Sale Notice dated 22.05.2026

Internal

(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 **Physical 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 **12.06.2026** for recovery of **Rs. 7,16,72,013.00 (Rupees Seven Crore Sixteen Lakh Seventy Two Thousand And Thirteen Only)** as on 31.03.2026 plus further interest and charges from 01.04.2026 till the date of realization) due to the ARM Branch of Canara Bank from borrower **M/s S B R TEXTILES** represented by **Mr. Lalchand M Tawari (Proprietor and mortgager)** and **Mr Anand Mishrilal Tawari (Guarantor)**. The reserve price will be **Rs.11,31,000.00** and the Earnest Money Deposit will be **Rs.1,13,100.00**.

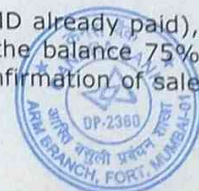
1	Name and Address of the Secure Creditor	Canara Bank, ARM Branch, 4 th Floor, Canara Bank Building, Adi Marzban Street, Ballard Estate, Mumbai – 400 001
2	Name and Address of the Borrower & Guarantor	M/s SBR TEXTILES. Office No 21, 3rd floor, Plot No 95/A, Dhanji Mulji Building, Old Hanuman Lane, Kalbadevi, Mumbai 400 002. Also At 604, Sweet House Complex, Murlidhar Apartment, City Light, Surat Gujarat 395 007 Mr. Lalchand M Tawari Flat 604, 6th floor, Shree Murlidhar Apartment, Sweet Home complex, Tulsivan CHS, Opp Agrasena Bhavan, City Lights, Surat, Gujarat. Mr Anand Mishrilal Tawari Flat No 203 Shree Girdhar Sweet Home complex, Opp Agrasena Bhavan, City Light , Surat, Gujarat 395 002
3	Total liabilities	Rs. 7,16,72,013.00 (Rupees Seven Crore Sixteen Lakh Seventy Two Thousand And Thirteen Only) as on 31.03.2026 plus further interest and charges from 01.04.2026
	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/ 12.06.2026 (11.00.am to 12.00 pm) (with unlimited extension of 5 min. duration)



	d) Place of Auction	each till the conclusion of the sale). Online
5	Details of Property/ies	Shop No 206, 2nd floor, Raj Mandir Corner, Behind Dumas Resort, Dumas Road, Surat, Gujarat 392 002 Carpet area is 213 sqft (19.78sq.m). Boundaries of the property: North- Passage & Stair South-Entrance & Passage East- Shop no 207 West- Entrance & Passage
6	Reserve Price	Rs. 11,31,000.00
7	Earnest Money Deposit	Rs. 1,13,100.00
8	The property can be inspected on	With prior appointment with 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 on With prior appointment with 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. 1,13,100.00 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 **11.06.2026 at 05:00 PM.**
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000/- (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 favor of the successful bidder subject to confirmation of the same by the secured creditor.
- 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 with 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.ebkay@procure247.com).

Place: Mumbai
Date: 22.05.2026



Authorized Officer
Canara Bank, ARM Branch, Mumbai