

REF: MC/RL/VERIA/SALE NOTICE/2026-27

DATE: 16.07.2026

To the Borrower/Guarantors/Mortgagor:

Borrower: Veria International Limited Registered Office : Canons Court, 22 Victoria Street, Hamilton Pembroke, HM 12, Bermuda		
Corporate Guarantor/Mortgagor : M/S Pan India Network Infravest Limited		
Registered Office 135, Continental Building, 2 nd Floor, Dr. Annie Besant Road Worli, Mumbai 400 018	Corporate Office 613/A, 6 th Floor, Kohinoor City, Kurla Road, Opp. L B S Marg Kurla West, Mumbai 400 070.	Branch Office Tower No. 2, 4 th Floor, International Infotech PARK, Vashi, Mumbai 400 003.
Personal Guarantor : Mr. Subash Chandra		
Mr. Subash Chandra Flat 4, 1 Hyde Park Street, Paddington, London W2 2JW	Mr. Subash Chandra Jolly Maker Apt no. 1, Bungalow No. 1, Cuffe Parade Mumbai 400 005	

Dear Sir,

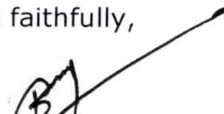
Subject : Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I, on behalf of Canara Bank, Circle Office, 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 Canara Bank, London Branch.

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

Encl: Sale Notice



Recoveries & Legal Section
 Circle office, Canara Bank Building,
 B Wing, 2nd Floor, C-14, G Block, BKC
 Bandra (E), Mumbai-400051

Internal

022-26728411
 022-26728410
 rlcomcity@canarabank.com
 www.canarabank.com

SALE NOTICE

E-Auction Sale Notice for Sale of Movable Assets and Immovable Property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act (SARFAESI 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 movable assets and immovable property hypothecated / **mortgaged** / charged / pledged to the Secured Creditor, the Physical possession of which has been taken by the Authorized Officer of Canara Bank, Large Corporate Branch, Cuffe Parade, Mumbai (DP Code: 2630), the secured creditor, will be sold on "As is where is", "As is what is", and " Whatever there is" on **6th AUGUST 2026** for recovery of dues as described here below as on date, plus further interest and costs due to **Canara Bank, London Branch, The Secured Creditor.**

The reserve price will be ₹ **18,54,00,000/- (Rupees Eighteen Crores Fifty Four Lakhs Only)** and the Earnest Money Deposit (EMD) will ₹ **1,85,40,000/- (Rupees One Crore Eighty Five Lakh Forty Thousand only).** The Earnest Money Deposit shall be deposited on or before **05th AUGUST 2026 5:00 PM.**

Details and full Description of the Immovable property

Borrower(s) and Guarantor(s) Name	Outstanding Amount as on 30.06.2026	Details of Security / ies	Reserve Price (R.P) Earnest Money Deposit (EMD)	Name & Contact Details of Branch
Borrower M/s Veria International Limited; Guarantor & Mortgagor: M/S Pan India Network Infravest Ltd	US \$ 32,80,116.10 equivalent INR 31,05,04,318.33*	Office No. T-241, 4th Floor, area 1252 sq. mts (Land owned by CIDCO) at Vashi International Info Tech Park, Tower - 2, Vashi Railway Station Complex, Sector 30A, Vashi, New Mumbai in the name of M/s Pan India Network Infravest Ltd. (lease hold property)	Reserve price (R.P): Rs. 18,54,00,000/- Earnest Money Deposit (EMD): Rs. 1,85,40,000/-	Mr. Mukesh Kumar Soyal, Assistant General Manager, Recovery , Legal & Fraud Prevention Section, Circle Office, Mumbai. Ph.: 022 - 69238404/ 8655963480 Email: rlcomcity@canarabank.com or Mr. Vinod Patidar, Divisional Manager, Ph.: 9827990740, CANARA BANK, LCB Cuffe Parade, 14th Floor, Maker Tower 'E', G D Somani Marg, Cuffe Parade, Mumbai - 400 005 E-mail: cb2630@canarabank.com
	* USD/ INR rate 94.6626 as on 30.06.2026 (source FEDAI)			Account Details 209272434 IFSC Code CNRB0002630
ELECTRICITY / PROPERTY TAX ETC, OUTSTANDING : NOT KNOWN TO BANK				

Confidential



Date of inspection of properties on **4th AUGUST 2026** with prior appointment with Authorized Officer.

There are no known encumbrances on the above property as per the knowledge of the bank.

For detailed terms and conditions of the sale, please refer the link "E-Auction" provided in Canara Bank's Website (www.canarabank.com). Also, you may contact the person as per details given in the above list OR contact

Company Name	M/S PSB Alliance Pvt. Ltd
Helpdesk Number	8291220220
Email	baanknet@psballiance.com ;
Website	https://baanknet.com/

Place: Mumbai
Date: 16.07.2026




AUTHORIZED OFFICER

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 16.07.2026

1.	Name and Address of the Secured Creditor	:	Canara Bank, London Branch, Ground Floor 10 Chiswell Street, London-EC1Y 4UQ										
2.	Name and Address of the Borrower(s) / Guarantor(s)	:	Borrower: Veria International Limited Registered Office: Canons Court, 22 Victoria Street, Hamilton Pembroke, HM 12, Bermuda Guarantors: 1.M/s Pan India Network Infravest Ltd <table><tr><td>Registered Office</td><td>Corporate Office</td><td>Branch Office</td></tr><tr><td>135, Continental Building, 2nd floor, Dr.Annie Basant Road Worli,Mumba i-400 018</td><td>613/A,6TH Floor, Kohinoor City, Kirla Road, Opp.L.B.S Marg Kurla(West) Mumbai-400 070</td><td>Tower No.2,4th Floor, International Infotech Park, Vashi Railway Station,Vashi ,Mumbai-400 003</td></tr></table> 2.Mr. Subash Chandra <table><tr><td>Mr.Subash Chandra Flat 4,1 Hyde Park Street,Paddingtoon, London-W2 2JW</td><td>Mr.Subash Chandra Jolly Maker Apt no.1,Bunglow No.1,Cuffe Parade Mumbai-400 005</td></tr></table>			Registered Office	Corporate Office	Branch Office	135, Continental Building, 2nd floor, Dr.Annie Basant Road Worli,Mumba i-400 018	613/A,6TH Floor, Kohinoor City, Kirla Road, Opp.L.B.S Marg Kurla(West) Mumbai-400 070	Tower No.2,4th Floor, International Infotech Park, Vashi Railway Station,Vashi ,Mumbai-400 003	Mr.Subash Chandra Flat 4,1 Hyde Park Street,Paddingtoon, London-W2 2JW	Mr.Subash Chandra Jolly Maker Apt no.1,Bunglow No.1,Cuffe Parade Mumbai-400 005
Registered Office	Corporate Office	Branch Office											
135, Continental Building, 2nd floor, Dr.Annie Basant Road Worli,Mumba i-400 018	613/A,6TH Floor, Kohinoor City, Kirla Road, Opp.L.B.S Marg Kurla(West) Mumbai-400 070	Tower No.2,4th Floor, International Infotech Park, Vashi Railway Station,Vashi ,Mumbai-400 003											
Mr.Subash Chandra Flat 4,1 Hyde Park Street,Paddingtoon, London-W2 2JW	Mr.Subash Chandra Jolly Maker Apt no.1,Bunglow No.1,Cuffe Parade Mumbai-400 005												
1.	Total Liabilities as on 30.06.2026	:	₹ 31,05,04,318.33 (Rupees Thirty One Crore Five Lakh Four Thousand Three Hundred Eighteen and Paise Thirty Three Only) plus interest and charges from 30.06.2026 till the date of realization)										
2.	Address where the tender documents to be submitted	:	CANARA BANK LCB Cuffe Parade 14 th Floor, Maker Tower 'E', G D Somani Marg, Cuffe Parade Mumbai – 400 005.										

Confidential



3.	a. Mode of Auction	:	Online
	b. Details of Auction Service Provider	:	Bank Asset Auction Network (BAANKNET) M/s PSB Alliance Private Limited
	c. Date & Time of Auction	:	6 th AUGUST 2026 11.00 AM to 12.00 PM https://baanknet.com/ For help - baanknet@psballiance.com
	d. Portal of E-auction	:	
4.	Reserve Price	:	As per Sale Notice

5. Other Terms and conditions:

- Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://baanknet.com/>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected, with Prior Appointment with Authorized Officer on the dates mentioned in Sale Notice.
- The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.

EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of **Bank Asset Auction Network (BAANKNET), M/S PSB Alliance Private Limited** 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 **5th AUGUST 2026** upto 5 p.m. Details of EMD and other documents to be submitted to service provider on or before **5th AUGUST 2026** upto 5.00 pm.

- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **5th AUGUST 2026** upto 5 p.m. to Canara Bank, LCB Cuffe Parade Branch by hand or by email.
 - EMD amount is to be deposited 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.
 - 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.
 - Bidder's A/c. details for online refund of EMD.

The intending bidders should register their names at portal <https://baanknet.com/> and get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider M/s PSB Alliance Private Limited (**BAANKNET**) through User Manual on website, Help desk no. 8291220220, (Email: Support.BAANKNET@psballiance.com; or website: <https://baanknet.com/>)

- EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.1,00,000/-. The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder.



- Sale shall be confirmed in favour 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 declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again.
 - For sale proceeds of Rs.50.00 Lakhs (Rupees Fifty Lakhs) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
 - All charges for conveyance, stamp duty / GST registration charges etc., as applicable shall be borne by the successful bidder only.
 - There is no encumbrance in the property to the knowledge of the bank. Successful Bidder is liable to pay all society dues, municipal taxes / panchayat taxes / electricity/ water charges / other charges, duties and taxes whatsoever, including outstanding, if any, in respect of and/or affecting the subject property.
 - Authorized Officer reserves the right to postpone / cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
 - In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank, Mumbai Circle Office or LCB Cuffe Parade Branch who, as a facilitating centre, shall make necessary arrangements.

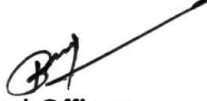
For further details contact Mr. Mukesh Kumar Soyal, Authorised Officer, Canara Bank, Assistant General Manager, Recovery , Legal & Fraud Prevention Section, Circle Office, Mumbai (022 - 69238404/ 8655963480) or Mr. Vinod Patidar -9827990740, E-mail id:rlcomcity@canarabank.com or the service provider id : cb2630@canarabank.com during office hours on any working day or the service provide **Bank Asset Auction Network (BAANKNET), M/s PSB Alliance Private Limited**, Help desk no 8291220220, (Email: Support. BAANKNET@psballiance.com; or website : <https://baanknet.com/>)

SPECIAL INSTRUCTION/CAUTION:

Bidding in the last minutes / seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses / failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back-up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place : Mumbai
Date : 16.07.2026




Authorized Officer
Canara Bank, Mumbai