

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 **SYMBOLIC Possession** of which has been taken by the Authorized Officer of Canara Bank, Branch of the Canara Bank, will be sold on "As is where is", "As is what is", basis on **25.08.2026** ,for recovery of Rs. **54,07,082.92** (Rupees **Fifty Four lakh Seven Thousand Eighty Two and Paise Ninty Two** Only) as on 04.06.2026 plus further interest thereon from 05.06.2026 along with suit expenses and other charge due to the, ARM Branch of Canara Bank from Mrs. **ROSELIN MARY ALBERT PILLAI** and Mr. **ALBERT SWAMINATHAN SIMON**

Sl. No	Description of the Property	Reserve Price	Earnest Money Deposit
1.	FLAT NO 1401 ON 14TH FLOOR, BUILDING NO. 2G COMPLEX KNOWN AS " INDIABULLS GREENS" & SOCIETY KNOWN AS LAVENDER CO-OPERATIVE HOUSING SOCIETY LIMITED", SITUATED AT SECTOR 2, SURVEY NO 80A, 83/2A, 83/3, 83/7 + 4B+5B, 85/0 (PART), 86/1, 90/1A (PART) OF VILLAGE KON, NEAR KON TOLL NAKA, KON, TALUKA PANVEL, DISTRICT RAIGAD 410206 (ALONG WITH ONE CAR PARKING SPACE NO. B-17a) (834.12 SQ FTS-Build Up) Boundaries: North: INDIABULLS RESIDENTIAL PROPERTY South: OTHER PROPERTY East: 24 M WIDE KON-SAVALA-RASAYANI ROAD West: SOMATHANE RAILWAY STATION	Rs. 45,00,000/-	Rs.4,50,000/-

The Earnest Money Deposit shall be deposited on or before **25.08.2026** upto **10.30 A.m.**

Details of EMD and other documents are to be submitted to service provider on or before **25.08.2026** upto **10.30 A.m.**

Date up to which documents can be deposited with Bank is **25.08.2026** upto **10.30 A.m.**

For detailed terms and conditions of the sale, please refer the link "<https://baanknet.in/>" provided in Canara Bank's website (www.canarabank.com) or may contact Mr. Sudarshan Joshi , Chief Manager, Canara Bank, ARM Branch, Mumbai (Mob.No:8655948054) or Mr. Sumit Sinha ,Manager (Mob No.: 9572280694) E-mail id : cb2360@canarabank.com during office hours on any working day or the service provider M/s PSB ALLIANCE, (Contact no.7046612345/6354910172/8291220220/9892219848/8160205051,support.baanknet@psballiance.com/support.baanknet@procure247.com)

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06.08.2026

1.	Name and Address of the Secured Creditor	: Canara Bank, ARM Branch, 4th Floor, Canara Bank Building, Adi Marzban Street, Ballard Estate, Mumbai - 400 001.
2.	Name and Address of the Borrower(s) / Guarantor(s)	: Mrs. ROSELIN MARY ALBERT PILLAI, 1401 2 G INDIA BULLS GREENS-NEAR KON PHATA-RAIGAD-PANVEL-MAHARASHTRA-IN Mr. ALBERT SWAMINATHAN SIMON, 1401 2 G INDIA BULLS GREENS-NEAR KON PHATA-RAIGAD-PANVEL-MAHARASHTRA-IN
3.	Total Liabilities as on 04.06.2026	: Rs. 54,07,082.92 (Rupees Fifty Four lakh Seven Thousand Eighty Two and Paise Ninty Two Only) as on 04.06.2026 plus further interest thereon from 05.06.2026
4.	a. Mode of Auction b. Details of Auction Service Provider	: E-auction : M/s PSB ALLIANCE (E-BKRAY) : Helpline Number: 8291220220, 9892219848 : Email: support.baanknet@psballiance.com : Website: https://baanknet.com/
	c. Date & Time of Auction	: 25.08.2026 (11.00.am to 12.00 pm) (With unlimited extension of 5 min. duration, each till the conclusion of the sale).
5.	Reserve Price	: As per Sale Notice

6. Other Terms and conditions :

- Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://baanknet.in/>. 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 M/s PSB Alliance Private Limited (baanknet.com) 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.
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **25.08.2026** upto 10.30 ~~A~~.m. to Canara Bank, ARM Branch by hand or by email : cb2360@canarabank.com.
 - Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - 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~~ **Confidential** register their names at portal <https://baanknet.com/> and get their User ID and password free of cost. Prospective

ARM BRANCH, MUMBAI

4th FLOOR, CANARA BANK BUILDING ADI MARZBAN STREET, BALLARD ESTATE, FORT
MUMBAI – 400 001. Mob: 8655948054, Tel.: 8655948019, Email : cb2360@canarabank.com

- bidder may avail online training on E- auction from the service provider M/s PSB ALLIANCE, Contact no.8291220220/9892219848/8160205051).
- 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 multiplies of Rs 10,000/-. 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. This amount shall be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of **Canara Bank, ARM Branch, A/c. No. 209272434, IFSC Code: CNRB0002360.**
 - 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 ARM Branch who, as a facilitating centre, shall make necessary arrangements.
 - For further details contact Mr. Sudarshan Joshi , Chief Manager, Canara Bank, ARM Branch, Mumbai (Mob.No:8655948054) or Mr. Sumit Sinha ,Manager (Mob No.: 9572280694) E-mail id : cb2360@canarabank.com during office hours on any working day or the service provider Baanknet, (Contactno. 7046612345/6354910172/8291220220/9892219848/8160205051, support.baanknet@psballiance.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.

केनरा बैंक/ FOR CANARA BANK

Confidential

अधिकृत अधिकारी
AUTHORISED OFFICER
आरित वसुली प्रबंधन शाखा, मुंबई-400 001.
ASSET RECOVERY TEAM, MUMBAI-400 001

Place: Mumbai
Date: 06.08.2026