केनरा बैंक Canara Bank
सिंडिकेट Syndicate
(भारतसरकारकाउपक्रम/A GOVERNMENT OF INDIA UNDERTAKING)
ARM BRANCH – MUMBAI
Canara Bank Building, 4th floor, Adi Marzban Path, Ballard Estate, MUMBAI – 400 001
Email: cb2360@canarabank.comTEL. - 8655948019 WEB: www.canarabank.com

SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS 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 properties mortgaged/charged to the Secured Creditor, the **Symbolic/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 **23-11-2026**, for recovery of **Rs. 4,54,98,543.07 (Rupees Four Crore Fifty-Four Lakhs Ninety-Eight Thousand Five Hundred Forty-Three And Paisa Seven Only)** (as on 30-10-2026 plus further Interest and cost from 31-10-2026) due to the ARM Branch of Canara Bank from M/s Super Overseas Through It's Partners Thanaram Suraji Mali, Ryan Abraham Kolath & Seeta Eknath Sangade.

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

Lot	Description of the Property	Reserve Price	Earnest Money Deposit
1	All That Piece And Parcel Of Land Bearing Survey No. (Gut No) 27/2 (Property No. 917A, 917B, 917C, & 917D) And Building Constructed Thereon Consisting Ground + 3Rd Upper Floor Lying Being Situated At Village Mahodar, Near Ganesh Mandir, Shriavali Grampanchayat, Taloja And Within The Taluka Limits Of Panvel And In The Registration District Of Raigad. Extent Of The Carpet Area Is 9272 Sq Ft. And Built Up Area 9816 Sq Ft. Standing In The Name Of Seeta Eknath Sangade Bounded As Under North : By Internal Road South : By Open Space East : By Internal Road West : By Open Space CERSAI Security Interest Id – 400083170907 **(Symbolic Possession)**	Rs. 3,14,11,000.00	Rs. 31,41,100.00
2	Shop No. A-1 And A-2 On Ground Floor Total Area Admeasuring 650 Sq. Ft. (Built Up Area) i.e. Equivalent To 58.52 Sq. Mts. (Built Up Area) Of Which Shop A-1 On Ground Floor Area Admeasuring 350 Sq. Ft. (Built Up Area) i.e. Equivalent To 32.51 Sq. Mts. (Built Up Area) And Of Shop A-2 On Ground Floor Area Admeasuring 280 Sq. Ft. (Built Up Area) i.e. Equivalent To 26.01 Sq. Mts. (Built Up Area) In Wing 'L' In The Building No. 4 Known As Rushabh Heights In Sector- II And Constructed On All That Piece And Parcel Of Land Bearing Survey No. 9(175) Hissa No. 1 To 4, 70 (174). Hissa No. 1 To 6, Survey No. 7(173) Hissa No.4 & 5 Survey No. 86 (187) Hissa No. 1 Survey No. 87 (186) Hissa No. 1 To 3 Survey No. 88 (185) Hissa No. 1 & 2 Survey No. 89 (184) Hissa No . 1 & 2, Survey No. 90 (183) Hissa No. 1 to 7, Survey No. 91 (176) Hissa No. 1 to 3, Survey	Rs. 56,70,000.00	Rs. 5,67,000.00

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	No. 93 (177) Hissa No. 1 & 2, Survey No. 94 (182) Hissa No. 1 to 23, Survey No. 95 (181) Hissa No. 1 to 8, 16, 17, 19 to 21, Survey No. 96 (178) Hissa No. 1 to 7 Being and Situated At Village Dongare And Within The Taluka Limits Of Vasai And In The Registration District of Palghar and In The Sub Registrar Office Vasai and In The Local Limits of Vasai Virar City Municipal Corporation. Area – 630 Sq Ft. Bounded As Under North : Ekta Park South : Essar Apex CHS East : By Mahavir Garden West : Poonam Heights CERSAI Security Interest ID 400069662938 Asset ID : 200070854026 **(Physical Possession)**		
3	Shop No. A-3 And A-4 On Ground Floor Total Area Admeasuring 650 Sq. Ft. (Built Up Area) i.e. Equivalent To 58.52 Sq. Mts. (Built Up Area) Of Which Shop A-3 On Ground Floor Area Admeasuring 320 Sq. Ft. (Built Up Area) i.e. Equivalent To 29.73 Sq. Mt (built up Area) And of Shop No. A-4, on Ground Floor, in Wing "L" in the building 4, Known as "Rushabh Heights" In Sector- II And Constructed On All That Piece And Parcel Of Land Bearing Survey No. 9 (175), Hissa No. 1 To 4, 70 (174), Hissa No. 1 To 6, Survey No. 7(173), Hissa No.4 & 5 Survey No. 86 (187), Hissa No. 1 Survey No. 87 (186), Hissa No. 1 To 3 Survey No. 88 (185) Hissa No. 1 & 2 Survey No. 89 (184) Hissa No . 1 & 2, Survey No. 90 (183) Hissa No. 1 to 7, Survey No. 91 (176) Hissa No. 1 to 3, Survey No. 93 (177) Hissa No. 1 & 2, Survey No. 94 (182) Hissa No. 1 to 23, Survey No. 95 (181) Hissa No. 1 to 8 and 16, 17, 19 and 21, Survey No. 96 (178) Hissa No. 1 to 7 Being and Situated At Village Dongare And Within The Taluka Limits Of Vasai And In The Registration District of Palghar and In The Sub Registrar Office Vasai and In The Local Limits of Vasai Virar City Municipal Corporation. Area – 600.00 Sq Ft Bounded As Under North : By Ekta Park South : By Essae Apex CHS East : By Mahavir Garden West : Poona Heights CERSAI Security Intrest ID 400069662938 Asset ID : 200070854026M **(Physical Possession)**	Rs. 54,00,000.00	Rs. 5,40,000.00

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1	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, Canara Bank Building, 4th floor, Adi Marzban Path, Ballard Estate, MUMBAI – 400 001
2	Name and Address of the Borrower(s) / Guarantor(s)	**Borrower:** **M/s Super Overseas (Borrower & Mortgagor)** • 515/516, Bonanza B-Wing, Sahar Complex, A-k Road, JB Nagar, Andheri (East), Mumbai, Maharashtra – 400059 • Shop No. A-1 & A-2, Ground Floor, Wing -L, Building No. 4, Rushabh Heights, Sector 2, Survey No. 9(715), Hissa No. 1 to 4, 70(174) & Others of Village Dongre, Near Ekta Park Ville, Chikal Dongri Road, Virar (West), Tal – Vasai, Dist. Palghar - 401 303 • Shop No. A-3 & A-4, Ground Floor, Wing -L, Building No. 4, Rushabh Heights, Sector 2, Survey No. 9(715), Hissa No. 1 to 4, 70(174) & Others of Village Dongre, Near Ekta Park Ville, Chikal Dongri Road, Virar (West), Tal – Vasai, Dist. Palghar - 401 303 **Ryan Abraham Kolath S/o Abraham Kolath (Partner & Guarantor)** • Opp Chandivali Film Studio, 307-308/A-Wing Harmony Raheja Vihar Complex Powai, Saki Naka, Mumbai, Maharashtra-400072 **Thanaram Suraji Mali S/o Suraji Mali (Partner & Guarantor),** • B/506, 5th Floor, Shreeji Kripa Apartment, Vinayak Complex, Vinayak Nagar, Near Railway Yard, Nilemore Gaon, Nallasopara West, Nale, Palghar, Maharshtra -401203 • Flat No 201, OM Sai Apartment, Bolinj Road, Virar West, Maharashtra - 401303 **Seeta Eknath Sangade (Partner & Guarantor)** • Panvel Wavanje Road, Ganesh Mandir, Taluka Panvel Jilha Raigarh Valap, Padghe, Raigarh, Maharshtra – 410208 • Property No. 917A, 917B, 917C & 917D, on Ground + 3rd Floor, Village Mohadar, Near Ganesh Mandir, Mahodar Road, Panvel, Taluka Panvel, District Raigad – 410 208
3	Total Liabilities as on 30-10-2026	**Rs. 4,54,98,543.07 (Rupees Four Crore Fifty-Four Lakhs Ninety-Eight Thousand Five Hundred Forty-Three and Paisa Seven Only)** (as on 30-10-2026 plus further Interest and cost from 31-10-2026)
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 (eBkray) **23-11-2026(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 **23-11-2026**up to **10:30 a.m.**

6 Other terms and conditions:

a. 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).

b. The property/ies will be sold above the Reserve Price.

c. The property can be inspected as mentioned above.

e. 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 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. 31,41,100.00** being of 10% of the Reserve Price for **lot 1, Rs. 5,67,000.00** being of 10% of the Reserve Price for **lot 2** & Rs. **5,40,000.00** being of 10% of the Reserve Price for **lot 3** 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 **23-11-2026**up to **10:30 AM.**

f. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **23-11-2026**up to 10:30 a.m. to Canara Bank, ARM Branch by hand or by email.
   i. 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.
   ii. Bidders Name, Contact No., Address, E-Mail Id.

g. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.1,00,000/- (Rupees One Lakhs Only) for Lot 1 & Rs. 50,000/- (Rupees Fifty Thousand Only) for Lot 2 & 3** (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.

h. The incremental amount/price during the time of each extension shall be **Rs.1,00,000/- (Rupees One Lakhs Only) for Lot 1 & Rs. 50,000/- (Rupees Fifty Thousand Only) for Lot 2 & 3** (incremental price) and time shall be extended to **5**(minutes) when valid bid received in last minutes.

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i. Sale shall be confirmed in favor of the successful bidder, subject to confirmation of the same by the secured creditor.

j. 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.

k. 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, ARM MUMBAI** Branch, IFSC Code**CNRB0002360.**

l. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

m. 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.

n. 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.

o. 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.

p. Authorized officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

q. For further details may contact **Sudarshan Joshi, Authorized Officer**, Canara Bank, ARM Branch, Mumbai **(Mobile no 8655948054)** or **Mr. Rishi Das Officer (Mob. No. 9630370059)** 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)."

कृते केनरा बैंक / FOR CANARA BANK

केनरा बैंक/CANARA BANK आ.व.प. शाखा ARM BRANCH मुंबई/MUMBAI

Place: Mumbai
Date: 30-10-2026

सुदर्शन जोशी / Sudarshan Joshi
Sudarshan Joshi Authorised Officer
Assistant General Manager (2360)
Authorized Officer ASSET RECOVERY MGMT BRANCH
Canara Bank
मुंबई / MUMBAI-400 001.