

**Appendix-IV-A [See provisio to rule 8(6) & 6(2)]
SALE NOTICE FOR SALE OF MOVABLE & IMMOVABLE PROPERTIES**

E-auction Sale Notice For Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rules 8(6) & 6(2) of The Security Interest (Enforcement) Rules 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) & Guarantor (s) that the below described immovable properties mortgaged / charged to the secured creditor, the **Possession** of which has been taken by the authorised officer the **Canara Bank (secured creditor)** will be sold on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS" & WHAT EVER THERE IS" on **11/06/2025** for recovery of bank dues to the **Canara Bank (secured creditor)**

Name and address of the Borrower & Guarantors	Description of Property	Demand Notice Dt. Possession Dt. Outstanding Amt.	Reserve Price EMD Amt. Bid Increment Amt.
Borrowers : M/s Bhagwati Enterprises Proprietor Shivendra Sharma 102/2, Bhawarasala Industrial Area, Sanwer Road, Indore, M.P.-452010 Shri Shivendra Sharma S/o Kailash Narayan Sharma	Residential Flat No 302, Third floor of Vibrant Residency, Plot No 12, Rajgarh Kothi, Inner Side of A B Road, Indore, M.P. (452001) Standing in the name Shri Shivendra Sharma, Area: 893 Sq.ft Boundaries: North: Passage, East: Flat No 301, South: Mos, West: Flat No 303 Symbolic Possession	14-11-2024 08-01-2025 as on 19/05/2025 ₹ 1,63,16,767.45/- + Interest & charges	₹ 76,25,000/- ₹ 7,62,500/- ₹ 10,000/-
Borrower/Mortgagor : Mr.Vipul Srivastava S/o Gyanesh Kumar Srivastava Flat No 35, Varsova Venus Chs Mhada, Andheri West Mumbai – 400053 Mr. Gyanesh Kumar Srivastava S/o Naval Kishore Mrs. Prachi Srivastava D/o Gyanesh Kumar srivastava	Residential Flat No 102, 1st Floor of Multi Storey-Eden View Apartment, Situated at Survey No 808/3, Plot No 808, Riddhi Siddhi Vihar, Khajrana Indore M.P.-452001 Standing in the name Mrs. Prachi Srivastava D/o Gyanesh Kumar srivastava, Area: 1700 Sq.ft Boundaries: North: Lift & Stairs, East: Open Space, South:Open Space, West: Lobby Common Passage Symbolic Possession	01-08-2024 06-11-2024 as on 19/05/2025 ₹ 56,03,475.61/- + Interest & charges	₹ 48,50,000/- ₹ 4,85,000/- ₹ 10,000/-
Borrowers : M/s Lalwani Grains Flat No. G 314 Sneha Nagar Indore M.P. -452001 Mr.Shailendra Lalwani 59 Scheme No.71, Gumastha Nagar Inodre M.P. - 452007	Commercial Flat No M-01, Sahil Siddhi Vinayak Square, Plot No 2, Scheme No 47, Ward No. 63, Sapna Sangita Road Indore (MP) admeasuring super built up area is 1600 sqft. The mortgaged property is owned by Sri Shailendra Lalwani. Boundaries are (as per deed): East-Other Building Situated at Plot No 3, West- Lobby then Prakoshta Kramank M-2, North- Prokoshta Kramank G-1 & G-2, South -M.O.S. then Plot No 46 Physical Possession	02.03.2022 15.05.2022 as on 19/05/2025 ₹ 3,64,34,475.91/- + Interest & charges	₹ 96,02,000/- ₹ 9,60,200/- ₹ 10,000/-
Borrower: Ms. Ruhi Stephen D/o Mr. Rajeev Stephen Co-borrower: Mr. Rajeev Stephen S/o Mr. Vijay Stephen Mrs. Zeenath Stephen W/o Mr. Rajeev Stepehen	Diverted part of Land of 0.200 Hec from total land area of 0.320 Hect, of SURVEY NO.10/1833/4/2 (NEW KHASRA NO. 10/1833/ 4/2/1/1/1, 10/1833/4/2/1/2 & 10/1833/4/2/1/1/1), Patwari Halka No. 0.3, R.I, Circle – 1, Gram – Dhamnod, Bansawda Road, Near to Ratlam, nearly 0.50 km, from by pass circle, before Sailana on Ratlam Banswada two lane highway, tehsil and district Ratlam, Owned By Mrs. Zeenath Stephen W/o Mr. Rajeev Stephen. Boundaries: East: Govt. Land, West: Remaining Diverted Part of Land of S.10/1833/4/2, North: Land of S. No.10/833/4/3 of Navin Ji Vyas, Mahendra Ji Bothra & Smt Kanta Devi Chordia, South: Land of S No.10/1833/4/1 of Shri Rajiv Stephen and Govt Kachha Road & Govt Land **The property owner belongs to SC/ST community. Sale will be conducted as per The SC/CT (Prevention of Atrocities) Act. Symbolic Possession	19/03/2024 18/07/2024 as on 19/05/2025 ₹ 33,79,956.95/- + Interest & other charges	₹ 36,72,000/- ₹ 3,67,200/- ₹ 10,000/-

Last date for submission of online bids is on or before 10/06/2025 upto 5.00 p.m.

Date and Time of e-auction : 11/06/2025, 12:00 PM to 2:00 PM (With unlimited extension of 5 minutes duration each)

For sale proceeds of Rs. 50,00,000 (Rupees Fifty lacs) 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 and any taxes, revenue/dues to any local authority etc shall be borne by the successful bidder only."

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (<https://www.canarabank.com>) or web portal : <http://BAANKNET.com> or may contact - Chief Manager, SPLSD ARM Bhopal, Canara Bank , Plot no. 4, PSP Area, Near AIIMS, Saket Nagar Bhopal. Contact no. 8057766078, 9755569030, 7905027805 7683068902, 9140476074, 8073562754 during office hours on any working day.

Place: Bhopal, Date: 20-05-2025

AUTHORISED OFFICER, CANARA BANK