

Ref: CB/SAMB-15550/SHHPL/SALE/OCT-2025/257/GP

Date: 01.11.2025

1. M/S SUPREME HOUSING AND HOSPITALITY PVT. LTD.
SHARMA BUNGLOW, BEHIND LAKE CASTLE BUILDING,
HIRANANDANI GARDEN, POWAI, MUMBAI- 400076
2. BHAWANISHANKAR H SHARMA
R/O SHARMA COTTAGE,
BEHIND LAKE CASTEL BUILDING,
HIRANANDANI COMPLEX, POWAI,
MUMBAI 400 076
3. VIKAS BHAWANISHANKAR SHARMA
R/O SHARMA COTTAGE,
BEHIND LAKE CASTEL BUILDING,
HIRANANDANI COMPLEX, POWAI,
MUMBAI 400 076
4. VIKRAM BHAWANISHANKAR SHARMA
R/O SHARMA BANGALOW, NEAR CHITRATH STUDIO,
HIRANANDANICOMPLEX, POWAI,
MUMBAI 400 076

AND

VIKRAM BHAWANISHANKAR SHARMA
R/O SHARMA COTTAGE,
BEHIND LAKE CASTEL BUILDING,
HIRANANDANI COMPLEX, POWAI,
MUMBAI 400 076

Dear Sir/Madam,

Sub.: 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

As you are aware, I/we, on behalf of Canara Bank has taken Symbolic 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.

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,

For CANARA BANK

Authorized Officer, Canara Bank,
Stressed Asset Management Branch, Mumbai
Encl: Sale Notice.

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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**, will be sold on "As is where is", "As is what is" and "without recourse" basis **on 10.12.2025** for recovery of **Rs. 567,43,40,067.80 (Rupees Five Hundred Sixty Seven Crore Forty Three Lakhs Forty Thousand Sixty Seven & Eighty Paise only) as on 31.10.2025)** plus further interest and charges from 01.11.2025 till the date of realization) due to the Stressed Asset Management Branch, Mumbai of Canara Bank (e-Syndicate) from **M/S SUPREME HOUSING AND HOSPITALITY PVT. LTD.** situated at **SHARMA BUNGLOW, BEHIND LAKE CASTLE BUILDING,HIRANANDANI GARDEN, POWAI, MUMBAI- 400076.**

Description of the Property	Reserve Price	Earnest Money Deposit
1. EMT of ALL THAT COMMERCIAL PREMISES IN I.T. BUILDING NO 2 KNOWN AS "SUPREME BUSINESS PARK" CONSISTING OF WING A & B HAVING 4 STILTS AND 7 UPPER I.T. FLOOR TOTALLY ADMEASURING AREA 692826.07 SQ FT OR THEREABOUTS OF BUILT UP AREA CONSTRUCTED ON THE LAND ADMEASURING 6000 SQ MTRS OR THEREABOUTS FORMING PART OF THE LARGER PROPERTY BEARING SURVEY NO 13/2 & 13/1 (PART) AND CTS NO. 27 ADMEASURING 49487.80 SQ MTRS, SURVEY NO 14 BEARING CTS NO 23-A ADMEASURING 57019.20 SQ MTRS AND SURVEY NO 15 (PART) BEARING CTS 26-A ADMEASURING 21987.10 SQ MTRS ADMEASURING IN AGGREGATE 128494.10 SQ MTRS AT VILLAGE POWAI, DISTRICT AND REGISTRATION SUB DISTRICT MUMBAI AND MUMBAI SUB URBAN MUMBAI OWNED BY BHAWANI SHANKAR SHARMA	Rs. 780,00,00,000.00 (Rs. Seven Hundred Eighty Crore Only)	Rs. 78,00,00,000.00 (Rs. Seventy Eight Crore Only)

The Earnest Money Deposit shall be deposited on or **before 09.12.2025** up to 5.00 p.m.

Details of EMD and other documents to be submitted to service provider on or before **09.12.2025** up to 5.00 pm.

Date of inspection of properties with prior appointment with Authorized Officer as below:

DATE AND TIME OF INSPECTION	08.12.2025 between 11.00 AM TO 2.00 PM (with prior appointment)
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"ANY PERSON WHO BRINGS A SUCCESSFUL BIDDER SHALL BE ENTITLED TO 1% OF SALE VALUE OF THE PROPERTY OR CONTRACTUAL LIABILITY WHICHEVER IS LESS WITH MINIMUM OF Rs. 10,000/- UPTO MAXIMUM OF Rs. 3,00,000/- (INCLUDING GST)"

For detailed terms and conditions of the sale, please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Mr. Kishore kerba Mane, Authorized Officer/ Chief Manager (Mob No. :8097590940), Canara Bank, Stressed Asset Management Branch, Mumbai or Mr. Gaurav Pareek, Senior Manager(Mob No.8005524089) E-mail id : cb15550@canarabank.com during office hours on an working day OR You can contact to M/s PSB Alliance Pvt. Ltd., (Contact No. +91-022-69029800,8291220220, Email: support.BAANKNET@psballiance.com, website : <https://baanknet.com/>).

Date: 01.11.2025
Place: Mumbai

For CANARA BANK
AUTHORISED OFFICER
CANARA BANK SAM BRANCH, MUMBAI

प्राधिकृत अधिकारी / Authorised Officer

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 01.11.2025

1.	Name and Address of the Secured Creditor	:	Canara Bank, Stressed Asset Management Branch, Circle Office Building, 8th Floor, 'B' Wing, C-14, G-Block, Bandra-Kurla Complex, Bandra East, Mumbai- 400 051
2.	Name & Address of the Borrower(s), / Guarantor(s)/Mortgagors	:	Borrower:- M/S SUPREME HOUSING AND HOSPITALITY PVT. LTD. SHARMA BUNGLOW, BEHIND LAKE CASTLE BUILDING, HIRANANDANI GARDEN, POWAI, MUMBAI- 400076 Directors and Guarantors: 1. BHAWANISHANKAR H SHARMA R/O SHARMA COTTAGE, BEHIND LAKE CASTEL BUILDING, HIRANANDANI COMPLEX, POWAI, MUMBAI 400 076 2. VIKAS BHAWANISHANKAR SHARMA R/O SHARMA COTTAGE, BEHIND LAKE CASTEL BUILDING, HIRANANDANI COMPLEX, POWAI, MUMBAI 400 076 3. VIKRAM BHAWANISHANKAR SHARMA R/O SHARMA BANGALOW, NEAR CHITRATH STUDIO, HIRANANDANI COMPLEX, POWAI, MUMBAI 400 076 AND VIKRAM BHAWANISHANKAR SHARMA R/O SHARMA COTTAGE, BEHIND LAKE CASTEL BUILDING, HIRANANDANI COMPLEX, POWAI, MUMBAI 400 076
3.	Total Liabilities as on 31.10.2025	:	Rs. 5,67,43,40,067.80 (Rupees Five Hundred Sixty Seven Crore Forty Three Lakhs Forty Thousand Sixty Seven & Eighty Paise only) as on 31.10.2025) plus further interest and charges from 01.11.2025
4.	a. Mode of Auction b. Details of Auction Service Provider c. Date & Time of Auction d. Place of Auction	:	Online E-auction M/s. PSB Alliance Pvt. Ltd. 10.12.2025 (11.00 AM to 12.00 Noon) (with unlimited extension of 5 min. duration each till the conclusion of the sale) Mumbai
5.	Reserve Price	:	Rs. 780,00,00,000.00 (Rs. Seven Hundred Eighty Crore Only)
6.	Minimum Bid Increment amount	:	Rs. 1,00,00,000/- (Rupees One Crore Only)

7. Other Terms and conditions:

- 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).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected on 08.12.2025 between 11.00 AM TO 2.00 PM.

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STRESSED ASSET MANAGEMENT BRANCH

Circle Office Building, 8th Floor, 'B' Wing, C-14, G-Block, Bandra-Kurla Complex, Bandra East, Mumbai- 400 051

Tele:- 022-26728798/8771/8744/8482/8789/8793; email:- cb15550@canarabank.com

- d. 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 78.00 Cr.** being of 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 **09.12.2025** up to **5.00 PM.**
- f. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **09.12.2025** upto 5 p.m. to Canara Bank, SAM 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. Auctions would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.1,00,00,000/-** (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 the '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 must bid at least one increment above the Reserve Price in order to become a successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and 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.1,00,00,000/- (incremental price) and time shall be extended to **5(minutes)** when valid bid is received in the last minute.
- i. Sales shall be confirmed in favour 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** (including EMD already paid), immediately on the 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, SAM MUMBAI** Branch, and IFSC Code-**CNRB0015550**.
- 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 is applicable, the 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.

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STRESSED ASSET MANAGEMENT BRANCH

Circle Office Building, 8th Floor, 'B' Wing, C-14, G-Block, Bandra-Kurla Complex, Bandra East, Mumbai- 400 051

Tele:- 022-26728798/8771/8744/8482/8789/8793; email:- cb15550@canarabank.com

- 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 after 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 detailed terms and conditions of the sale, please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Mr. Kishore kerba Mane, Authorized Officer/ Chief Manager (Mob No. :8097590940), or Mr. Gaurav Pareek, Senior Manager(Mob No. 8005524089) Canara Bank, Stressed Assets Management Branch, Mumbai e-mail id : cb15550@canarabank.com or M/s PSB Alliance Pvt. Ltd., Email : Email: support.BAANKNET@psballiance.com, 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: 01.11.2025

कॅनरा बँक
For CANARA BANK
Authorized Officer
Canara Bank
SAM Branch, Mumbai
प्राधिकृत अधिकारी / Authorised Officer

