

SALE NOTICE

E-Auction Sale Notice for sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 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 property mortgaged/charged to the Secured Creditor, the **Constructive Possession** of which has been taken by the Authorised Officer of ARM Branch, Pune of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **15.12.2021**, for recovery of **Rs. 2,07,71,085.56** (Rs. Two Crores Seven Lakhs Seventy One Thousand Eighty Five and Paise Fifty six only) as on 31.10.2021 **plus further interest** due to the **ARM Branch Pune of Canara Bank** from M/s Dhanraj Enterprises (Borrower), Mr. Sunil Ramdas Patil (Borrower & Guarantor), Mr. Jayashree Pravin Jadhav (Mortgagor & Guarantor)

The reserve price, earnest money deposit, date of deposit of earnest money is as under:

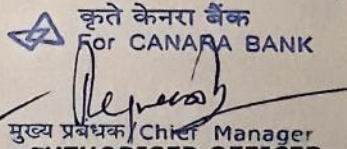
Rs. 1,11,83,000/- (Rs. One Crore Eleven Lakhs Eighty Three Thousand Only)	Rs. 11,18,300/- (Rs. Eleven Lakhs Eighteen Thousand Three Hundred)	14.12.2021 till 05.00 PM
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Details and full description of the immovable property with known encumbrances, if any. There is no encumbrance to the knowledge of the bank.

Particulars of Property
All that piece and parcel of Duplex Flat No. 3, on Ground + First Floor, of the Wing 'B' in 'Darshan Residency', admeasuring 919 Sq Ft carpet + 126 Sq Ft Terrace and Garden area 1629 Sq Ft, on Sector No. 29, Plot No. 7A/28, Shinde Vasti, Near PCMC Garden, at Ravet, Taluka- Haveli, Pune- 411004 in the name of Jayashree Pravin Jadhav (The property is under constructive possession of bank)

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 Chief Manager, ARM Branch, Pune of Canara Bank, Ph. No. 9557966005, 02025511027 & 25532165 during office hours on any working day.

Date: 25.11.2021
Place: Pune


मुख्य प्रबंधक / Chief Manager
For CANARA BANK
AUTHORISED OFFICER
CANARA BANK
Asset Recovery Management Br. Pune

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25.11.2021

1.	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch, 1259, 2 nd Floor, Renuka Complex, J M Road, Deccan Gymkhana Pune- 411 004
2.	Name and Address of the Borrowers and Guarantors	Borrowers and Mortgagor 1. M/s Dhanraj Enterprises (Proprietary concern of Mr. Sunil Ramdas Patil) C-4, Bunglow No. 13, Gate No. C, Sector 30 & 31, PCNTDA, Rail Vihar, Bijlinagar, Chinchwad, Pune-13. 2. Mr. Sunil Ramdas Patil C-4, Bunglow No. 13, Gate No. C, Sector 30 & 31, PCNTDA, Rail Vihar, Bijlinagar, Chinchwad, Pune-13. 3. Mrs. JayshreePravinJadhav Flat No. 3, B Darshan Residency, Plot No. 7A/28, Sector No.29, Near Bhondve Corner, PCNTDA, Ravet, Pune-411033.
3.	Total liabilities as on 31.10.2021	Rs.2,07,71,085.56 (Rs. Two Crores Seven Lakhs Seventy One Thousand Eighty Five and Paise Fifty six only)
4.	(a) Mode of Auction	E-auction
	(b) Details of Auction service provider	M/s.Canbank Computer Services Ltd through website: https://www.indianbankseuction.com
	(c) Date and Time of Auction	15.12.2021 (12:00 pm to 1:00 pm with unlimited extension of 5 mins each)
	(d) Place of Auction	Online

5. The reserve price, earnest money deposit, date of deposit of earnest money is as under:

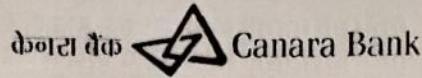
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6. Details and full description of the immovable property:

Particulars of Property
All that piece and parcel of Duplex Flat No. 3, on Ground + First Floor, of the Wing 'B' in 'Darshan Residency', admeasuring 919 Sq Ft carpet + 126 Sq Ft Terrace and Garden area 1629 Sq Ft, on Sector No. 29, Plot No. 7A/28, Shinde Vasti, Near PCMC Garden, at Ravet, Taluka- Havelli, Pune- 411004 in the name of Jayashri Pravin Jadhav (The property is under constructive possession of bank)

7. Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseauction.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- b) The property can be inspected, with Prior Appointment with Authorised Officer, as on **06.12.2021 to 10.12.2021** between **11.00 AM to 03.00 PM**
- c) 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.
- d) **EMD** amount i.e. 10 % of the Reserve Price is to be deposited by way of Demand Draft in favour of Authorised Officer, Canara Bank, ARM Branch, Pune OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, RO 1, Pune A/c No. 8355295000001. IFSC Code: CNRB0008355 on or before **14.12.2021 by 5.00 p.m.**
- e) Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/s. Canbank Computer Services Ltd, 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near-Market, Malleshwaram, Bengaluru, Karnataka 560003, Email- ccsleauction@gmail.com; eauction@ccsl.co.in Contact No. +91 94806 91777, +91 88805 31165, +91 88984 18010
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **14.12.2021 by 05.00 PM** to Canara Bank, Asset Recovery Management Branch, 1259, Renuka complex, 2nd Floor, J M Road, Deccan Gymkhan, Pune-411004 by hand or by email at cb5208@canarabank.com.
 - i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - ii) 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.
 - iii) Bidders Name. Contact No. Address, E Mail Id.
 - iv) Bidder's A/c details for online refund of EMD.
- g) The intending bidders should register their names at portal <https://www.indianbankseauction.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. Canbank Computer Services Ltd, 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near-Market, Malleshwaram, Bengaluru, Karnataka 560003, Email- ccsleauction@gmail.com; eauction@ccsl.co.in Contact No. +91 94806 91777, +91 88805 31165, +91 88984 18010
- h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 1,00,000.00 (Rs. One Lakh only). 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



(Government of India Undertaking)

**ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX
2ND FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)
Email: cb5208@canarabank.com Phone – +91 20 25532165/25511027**

favour of the successful bidder, subject to confirmation of the same by the secured creditor.

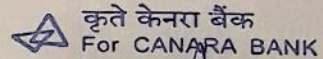
- j) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.
- k) For sale proceeds of Rs. 50 Lakh (Rupees Fifty Lakh) 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.
- l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- m) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- n) 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, Asset Recovery Management Branch, 1259, Renuka Complex, 2nd Floor, J M Road, Deccan Gymkhana, Pune- 411004 who, as a facilitating centre, shall make necessary arrangements.
- o) For further details **contact Canara Bank, Asset Recovery Management Branch, Deccan Gymkhana, Pune** (Ph. No. 9557966005, 020 25511027 & 25532165) e-mail id: cb5208@canarabank.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.

Date: 25.11.2021

Place: Pune


कृते केनरा बँक
For CANARA BANK

मुख्य प्रबंधक/Chief Manager
AUTHORISED OFFICER
Asset Recovery Management Br., Pune-4
CANARA BANK