केनरा बैंक Canara Bank
सिंडिकेट Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)

Regional Office Pune II, 3rd Floor, Sukhwani Business Hub, Near Nashik Phata Metro Station, Kasarwadi, Pune 411026

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, **Ranjangaon** Branch, of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **17.01.2025** for recovery of **Rs. 7,41,038.96 (Rupees Seven Lakh Forty One Thousand Thirty Eight and Paise Ninety Six Only)** being the amount due as on **20.08.2024** along with further interest thereon w.e.f 20.08.2024 at contractual rate of interest till the date of payment, incidental expenses, other charges, costs etc. due to the **Ranjangaon** Branch of Canara Bank from **Mr. Hiraram Pukhraj Dewasi** S/O Pukhraj Dewasi At Po – Karegaon Tal – Shirur Dist – Pune 412210 **Guarantor- Mr. Fusaram Pukhraj Dewasi** Daulat Chambers Pune Nagar Road Shirur 412210.

Details and full description of the immovable property with known encumbrances, if any.

All that piece and parcel of Flat No.106 situated on the First Floor of Shri Residency, area admeasuring 542 sq.ft. i.e. 50.371 sq. m of Built Up (i.e. carpet area, wall area, balcony, common parking area, bathroom and common passage together with salable area of the said flat), Gat No. 249, Plot No.16, 17, 18, 29, 30, 31, Karegaon, Tal. Shirur, District. Pune, 412220.

Boundaries:

North: Dunk Space in the said Flat
South: Internal 30ft Road
East: Flat No. 105 in the said Building
West: Flat No. 107 in the said Building

The reserve price will be **Rs: 17.50** Lakhs and the earnest money deposit will be **Rs: 1.75** Lakh. The Earnest Money Deposit shall be deposited on or before **16.01.2025 at 5.00 pm.**

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, Canara Bank **Ranjangaon** Branch (Ph No. 7710055284) e-mail ID cb3407@canarabank.com, during office hours on any working day.

Date: 11.12.2024
Place: Pune

Authorised Officer
Canara Bank

केनरा बैंक CANARA BANK क्षेत्रीय कार्यालय, पुणे - II Regional Office, Pune - II

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Regional Office Pune II, 3rd Floor, Sukhwani Business Hub, Near Nashik Phata Metro Station, Kasarwadi, Pune 411026

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 11.12.2024

1. Name and Address of the Secured Creditor	: Canara Bank, **Ranjangaon** Branch
2. Name and Address of the Borrower	:**1. Mr. Hiraram Pukhraj Dewasi** S/O Pukhraj Dewasi At Po – Karegaon Tal – Shirur Dist – Pune 412210. **2. Guarantor - Mr. Fusaram Pukhraj Dewasi** Daulat Chambers Pune Nagar Road Shirur 412210.
3. Total liabilities as on 20.08.2024	: **Rs. 7,41,038.96 (Rupees Seven Lakh Forty One Thousand Thirty Eight and Paise Ninety Six Only) Together with interest at contractual rate from 20.08.2024 and other charges.**
4. (a) Mode of Auction	: On-line
(b) Details of Auction service provider	: M/S PSB Alliance (BAANKNET) - **https://baanknet.com** Email address - support.BAANKNET@psballiance.com Contact No. 8291220220
(c) Date & Time of Auction	: **17.01.2025 11.00 AM to 12.00 PM**
(d) Place of Auction	: E Auction
5. Reserve Price	: Rs. 17,50,000/- (Rupees Seventeen lakhs Fifty Thousand Only)

6. Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website **https://baanknet.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.

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 of 10% of the Reserve Price is to be deposited in E- Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly on or **before 16.01.2025 upto 5.00 pm**.

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 PSB Alliance (BAANKNET) Email address - support.BAANKNET@psballiance.com , Contact No. 8291220220

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details **on or before 16.01.2025, 5.00 pm** to Canara Bank Regional Office-II, Pune by hand or by email.

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://baanknet.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 PSB Alliance (BAANKNET) Email address - support.BAANKNET@psballiance.com , Contact No. 8291220220.

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 10000. 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.

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 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.

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 concerned Regional Office-II, Pune or Canara Bank, Ranjangaon Branch who, as a facilitating centre, shall make necessary arrangements.

Internal

केनरा बैंक CANARA BANK LEGAL SECTION क्षेत्रीय कार्यालय, पुणे - II Regional Office, Pune - II

केनरा बैंक Canara Bank

Founder Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)

Regional Office Pune II, 3rd Floor, Sukhwani Business Hub, Near Nashik Phata Metro Station, Kasarwadi, Pune 411026

o) For further details contact, Mr. Harsh Kumar Joshi , Divisional Manager, Canara Bank Regional Office-II, Pune (Ph. No.9427837270) e-mail id: ropne2rec@canarabank.com OR the service provider M/S PSB Alliance (BAANKNET) Email address - support.BAANKNET@psballiance.com Contact No. 8291220220.

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: **Pune**

Date: **11.12.2024**

Authorised Officer
Canara Bank

केनरा बैंक CANARA BANK वसूली एवं ऋण विभाग RECOVERY & LEGAL SECTION क्षेत्रीय कार्यालय, पुणे - II Regional Office, Pune - II

Internal