केनरा बैंक Canara Bank

Ref. No. SALE NOTICE/0181/BALAJI/2702/2024-25 DATE: 27.02.2025

To,

1. MR. BALAJI GULABSINGH THAKUR (BORROWER)
   S NO 48 1 B SAINAGAR,
   CHANDAN NAGAR, KHARADI
   PUNE-411014

2. MRS. SHOBHA BALAJI THAKUR (CO-BORROWER)
   S NO 48 1 B SAINAGAR,
   CHANDAN NAGAR, KHARADI
   PUNE-411027

By Regd. Post AD

Dear Sir,

Sub: E-Auction Sale Notice under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Canara Bank, **Pune Wagholi [0181]** have taken 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 **Pune Wagholi [0181]** of 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 thereunder, 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,

कृते केनरा बैंक
For CANARA BANK

प्राधिकृत अधिकारी
AUTHORISED OFFICER

Authorized Officer
Canara Bank
ENCLOSURE - SALE NOTICE

Recovery Section, Regional Office, Pune 1,
Premium Point Building, 4th Floor, Jangli Maharaj Road, Opp. Modern High School, Shivaji Nagar, Pune 411005
recropune@canarabank.com, Landline: 020 2551211

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केनरा बैंक Canara Bank

सिंडिकेट Syndicate

Ref. No. SALE NOTICE/0181/BALAJI/2702/2024-25 Date: 27.02.2025

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 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 property mortgaged/charged to the Secured Creditor, the Symbolic possession of which has been taken by the Authorized Officer Pune Wagholi [0181] of the Canara Bank, will be sold on "As is where is", "As is what is" and "Whatever there is" on **29.03.2025** for recovery of **Rs. 21,99,149.19 (Rupees Twenty-One Lakh Ninety-Nine Thousand One Hundred Forty-Nine and Paisa Nineteen Only),** plus along with interest from 31/01/2025 & cost thereon due to the Pune Wagholi [0181] of Canara Bank from **MR. BALAJI GULABSINGH THAKUR (BORROWER)** and **MRS. SHOBHA BALAJI THAKUR (CO-BORROWER).**

DETAILS OF PROPERTY

Details & Full Description of the immovable properties with known encumbrances, if any	Reserve Price Fixed	EMD
All That Part And Parcel of Property Bearing Flat No. 606, Situated on 6th Floor, Admeasuring Carpet Area 47.94 Sq.Mtrs. with enclosed balcony area admeasuring 6.24 Sq.mtrs & with terrace area admeasuring about 4.89 Sq.mtrs. and along with open car parking in B wing in the project known as SAI SAHAWAS, being constructed on Land bearing Gat No.53, situated A village Wadelbohai, Taluka Haveli, Dist Pune and within the limits of Sub Registrar Haveli, Pune And Situated within the local limits of Zilla Parishad Pune and Taluka Panchayat Samitee Haveli **Owned by Mr. Balaji Gulabsing Thakur & Mrs. Shobha Balaji Thakur** **BOUNDARY OF THE FLAT:** East: By Flat No. By remaining Land of Suresh B Shinde out of Gat No.53 South: By Remaining Land of smt.Yamunabai T shinde out Gat No.53 West: By Wadebolhai Temple to Wadegaon Z.P Road North: By Property Out of Gat No.49 & Govt. Hospital **(No Encumbrances in the knowledge of the Bank)**	**Rs.28,12,000/- (Rupees Twenty Eight Lakh Twelve Thousand Only)**	**Rs. 2,81,200/- (Rupees Two Lakh Eighty One Thousand Two Hundred Only)**

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 **Branch Manager, Pune Wagholi [0181], Canara Bank: Mobile-** 8208244460 during office hours on any working day.

Portal of E-Auction: https://BAANKNET.com/

कृते केनरा बैंक
For CANARA BANK

Date: 27.02.2025
Place: Pune Wagholi

AUTHORISED OFFICER प्राधिकृत अधिकारी
AUTHORISED OFFICER

Recovery Section, Regional Office, Pune 1,
Premium Point Building, 4th Floor, Jangli Maharaj Road, Opp. Modern High School, Shivaji Nagar, Pune 411005
recropune@canarabank.com, Landline: 020 2551211

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Ref. No. SALE NOTICE/0181/BALAJI/2702/2024-25 Date: 27.02.2025

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 27.02.2025

1.	Names and Address of the secured creditor	Pune Wagholi [0181], NEAR P.M.T. BUS STAND , WAGHOLI, PUNE, PIN 412207 CONTACT NO- 8208244460
	Names and Address of the Borrower & Guarantor	1. **MR. BALAJI GULABSINGH THAKUR (BORROWER)** S NO 48 1 B SAINAGAR, CHANDAN NAGAR, KHARADI PUNE-411014 2. **MRS. SHOBHA BALAJI THAKUR (CO-BORROWER)** S NO 48 1 B SAINAGAR, CHANDAN NAGAR, KHARADI PUNE-411027
3.	Total liabilities	**Rs. 21,99,149.19 (Rupees Twenty-One Lakh Ninety-Nine Thousand One Hundred Forty-Nine and Paisa Nineteen Only),** plus along with interest from 31.01.2025 & cost thereon
4.	(A) Mode of Auction:	Online e-Auction
	(b)Details of Auction service provider:	https://BAANKNET.com/
	(c) Date & Time of Auction:	**29.03.2025** at 10.30 A.M. TO 1:30 P.M.
	(d)Portal for E-auction	https://BAANKNET.com/
5.	Reserve price	**Rs.28,12,000/- (Rupees Twenty Eight Lakh Twelve Thousand Only)**
6.	EMD	**Rs. Rs. 2,81,200/-(Rupees Two Lakh Eighty One Thousand Two Hundred Only)**

OTHER TERMS AND CONDITIONS

a) Auction/bidding shall be only through "Online Electronic Bidding'' through the website https:// 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, between 27.03.2025 to 28.03.2025 during office hours.

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) Prospective Bidders are required to deposit an Earnest Money Deposit (EMD) amount 10% of the Reserve Price in the designated BAANKNET wallet and must participate in Auction on or before 28.03.2025, 5.00 PM Through BAANKNET portal. This can be done by registering themselves on the BAANKNET online portal. Only registered user with a valid EMD deposit will be eligible to participate in the auction

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e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 28.03.2025 before 5:00 PM, to Canara Bank Pune Pune Wagholi [0181], by hand or by email on cb0181@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.

f) The intending bidders should register their names at portal https://BAANKNET.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) Contact- 8291220220

g) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

h) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000/- (Rupees Ten Thousands 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 favor of the successful bidder, subject to confirmation of the same by the secured creditor.

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

j) For sale proceeds of Rs.50,00,000/- (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.

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

l) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

m) The intending bidders are kindly requested to visit the property and ascertain the exact location, extent of property and nature of property and also make their own independent inquiries and legal due diligence to satisfy themselves regarding the encumbrances, if any, the title of the properties, physical extent, statutory approvals, claim/rights/dues affecting the property including statutory liabilities prior to submission of bids. Authorized officer or the bank shall not be responsible for any discrepancy, charge, lien, encumbrances pertaining to property or any other dues to the Government or anyone else in respect of the said properties.

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n) The sale certificate shall be issued in the same name in which the bid is submitted.

o) On the receipt of sale certificate, the purchaser shall take all necessary steps and make arrangement for registration of the property. All charges for conveyance, the existing and future statutory dues, if any payable by the borrower, stamp duty and registration charges etc. as applicable shall be borne by the successful bidder only. The purchaser is liable to incur the dues of the local government/other dues payable to the government if any, informed subsequently.

p) 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 Regional Office Pune I or Pune Wagholi [0181] who, as a facilitating center, shall make necessary arrangements.

q) For further details contact Branch Manager Canara Bank, Pune Wagholi [0181] Mob No. 8208244460 OR the service provider M/S PSB ALLIANCE (EBKRAY/BAANKNET) Contact- 8291220220)The detailed terms and conditions are also available in the link "E-Auction" provided in the Canara Bank's website(www.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:27.02.2025
PLACE: Pune

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