CHH SAMBHAJI NAGAR SMESTATION ROAD BRANCH.

SALE NOTICE

Ref: SALE/SARFAESI/SACHIN SATPUTE/MAY 2025 Date: 28.04.2025

To,
SHRI SACHIN ASHOK SATPUTE (BORROWER)
FLAT NO 03 VISHWAMBHARI APARTMENT,
SR NO 11 1B 7 WADALA SHIVAR, KALPATARU NAGAR ASHOKA MARG,
NASHIK,422006.

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitization 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, **SME STATION ROAD [15130]** BRANCH have taken PHYSICAL 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 **SME STATION ROAD [15130]** BRANCH 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 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,

AUTHORIZED OFFICER,
CANARA BANK

CHH SAMBHAJI NAGAR SMESTATION ROAD BRANCH.

SALE NOTICE

ENCLOSURE – SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Property 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 PHYSICAL possession of which has been taken by the Authorised Officer of **SME STATION ROAD [15130] BRANCH** of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **20.05.2025** for recovery of **Rs. 19,61,613.79 (Rs.Nineteen Lakhs Sixty One Thousand Six Hundred Thirteen and Paisa Seventy Nine Only) + Interest and cost** due to the **SME STATION ROAD** [15130] BRANCH of Canara Bank from

1. **SHRI SACHIN ASHOK SATPUTE** (Borrower)

The reserve price and the earnest money deposit will be as per mentioned in the table below**.** The Earnest Money Deposit shall be deposited on or before **17.05.2025** at 4 pm.

DETAILS OF PROPERTY

Sr. No	Property Details	Reserve Price	Earnest Money Deposit
1	Flat No 6(1st Floor)"Mansukh Residency", Plot No 4 & 5, Survey No 18/2 Gadiya Vihar Road Shahnoor Wadi Aurangabad With Super Built Up Area of 611.00 Sq.Ft. The boundaries of Property :- East: Flat No 5 West: Flat No 2 South: Open Space North: Flat No 3	Rs.22,27,500 /-	Rs.2,22,750/-

(There are no encumbrances in the knowledge of the Bank)

The Earnest Money Deposit shall be deposited on or before **17.05.2025** at 3.30 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 Manager SME STATION ROAD [15130] BRANCH, Canara Bank, (Ph. No. 9423683806/8218901011) during office hours on any working day.

Date: **28.04.2025**

AUTHORISED OFFICER

CANARA BANK

CHH SAMBHAJI NAGAR SMESTATION ROAD BRANCH.

SALE NOTICE

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 28.04.2025

1.	Name and Address of the Secured Creditor:	Canara Bank Station Road [15130] BRANCH
2.	Name and Address of the Borrower(s):	1. SHRI SACHIN A SATPUTE (Borrower)
3.	Total liabilities as on **28.04.2025**	**Rs. 19,61,613.79 (Rs. Nineteen Lakhs Sixty One Thousand Six Hundred Thirteen and Paisa Seventy Nine Only) + Future Interest**& other charges
4.	(a) Mode of Auction:	Online e-Auction.
	(b)Details of Auction service provider:	**M/s PSB Alliance Ltd (BAANKNET)** **Mobile : 8291220220** **Website :** https://baanknet.com/
	(c) Date & Time of Auction:	**20.05.2025** at 12.00 P.M. TO 2.00 P.M
	(d) Portal of E-Auction:	https://baanknet.com/
5.	Reserve Price:	As mentioned in table above

OTHER TERMS AND CONDITIONS:-

a) Auction/bidding shall be only "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 Authorized Officer, on **15.05.2025 between 11.00A.M. To 4.00 P.M.**

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 by way of Demand draft in favour of Authorized Officer, Canara Bank, SME STATION ROAD [15130] BRANCH OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, CHH SAMBHANJI NAGAR SME STATION ROAD [15130] BRANCH, A/c no. **209272434** IFSC Code: **CNRB0015130** on or before **17.05.2025** till 4 pm.

e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **17.05.2025** before 4 PM, to Canara Bank, **SME STATION ROAD [15130] BRANCH**, 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.

V. The intending bidders should register their names at portal **M/s PSB Alliance Ltd (BAANKNET) Mobile: 8291220220, https://baanknet.com/**

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

g) Auction would commence at Reserve Price, as mentioned above with unlimited extension of 5.00 minutes. Bidders shall improve their offers in multiplies of Rs.10,000/-. 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.

h) 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.

i) For sale proceeds of Rs. 50 (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.

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

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

l) 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.

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

n) 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 self-government/other dues payable to the government if any, informed subsequently.

o) 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 Chh Sambhajinagar or who, as a facilitating centre, shall make necessary arrangements.

p) For further details contact Manager Canara Bank, SME- STATION ROAD[15130] BRANCH (Ph. 9423683806/8218901011) OR **M/s PSB Alliance Ltd (BAANKNET)** Mobile : **8291220220**, Website: **https://baanknet.com/**

q) 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.