केनरा बैंक Canara Bank
सिंडिकेट Syndicate

CANARA BANK

JOGESHWARI WEST-II BRANCH [15057]

COVERING LETTER TO SALE NOTICE

Ref: SALE NOTICE/ 314801531/JULY/2025-26/15057 **Date: 26.06.2025**

To

Shri Shubham Vilas Pawar (Borrower)
A -1474 Kamgar Nagar, S G Barve Marg,
Kurla (E) Mumbai, Maharashtra 400024
Mobile No. 8108606157
Email ID: sp053244@gmail.com

Shri Shubham Vilas Pawar (Borrower) and
Smt. Sujata Suresh Pawar (Co-Borrower)
Also residing at
Residential Flat No 205, 2nd Floor, Deep Hillcrest,
Sector No. 1, Plot No. 265, Pushpak Vadaghar,
Near Lakshadeep Elegance, Building Wadghar Panvel,
District Raigad, Maharashtra 410221
Mobile No. 8108606157
Email ID: sp053244@gmail.com

Smt. Sujata Suresh Pawar (Co-Borrower)
W/o Suresh Pawar, Near Nandikeshwar Mandir,
A-1/4 BMC Colony, Kamgar Nagar, Nehru Nagar,
Kurla (E), Mumbai, Maharashtra 400024
Mobile No. 9769389295

Dear Sir,

Sub: Notice under Section 13(4) of 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.

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As you are aware, I on behalf of **Canara Bank, Jogeshwari West-II Branch DP Code [15057]** 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 **Canara Bank, Jogeshwari West-II Branch DP Code [15057]**

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

केनरा बैंक Canara Bank
वसूली व विधि अनुभाग
RECOVERY & LEGAL SECTION
क्षेत्रीय कार्यालय मुंबई उत्तर
RO, MUMBAI NORTH, PRABHADEVI

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सिंडिकेट Syndicate

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,

For Canara Bank

Authorised Officer

Authorised Officer,
Canara Bank

ENCLOSURE – SALE NOTICE

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pCANARA BANK

JOGESHWARI WEST-II BRANCH [15057]

SALE NOTICE

E- AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 9 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 mortaged/ charged to the secured Creditor, the **Symbolic** possession of which has been taken by the Authorised Officer of **Canara Bank, Jogeshwari West-II Branch DP Code 15057**, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **28.07.2025,** for recovery of **Rs.28,20,342.72** due to the Secured Creditor from **Shri. Shubham Vilas Pawar (Borrower) & Smt. Sujata Suresh Pawar (Co-Borrower)**. The reserve price will be **Rs.30,90,000.00 (Rupees Thirty Lakhs Ninety Thousand Only)** and the earnest money deposit will be **Rs.3,09,000.00 (Rupees Three Lakhs Nine Thousand Hundred Only)**

1	Name and Address of the Secured Creditor	**Canara Bank, Jogeshwari West-II Branch [15057]**
2	Name and Address of the Borrower & Guarantor	**Shri Shubham Vilas Pawar(Borrower)** A -1474, Kamgar Nagar, S G Barve Marg, Kurla (E) Mumbai, Maharashtra 400024 Mobile No. 8108606157 Email ID: sp053244@gmail.com **Shri Shubham Vilas Pawar (Borrower) and Smt. Sujata Suresh Pawar (Co-Borrower).** **Also residing at** Residential Flat No 205, 2nd Floor, Deep Hillcrest, Sector No. 1, Plot No. 265, Pushpak Vadaghar, Near Lakshadeep Elegance, Building Wadghar Panvel, District Raigad, Maharashtra 410221 Mobile No. 8108606157 Email ID: sp053244@gmail.com

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		Smt. Sujata Suresh Pawar (Co-Borrower) W/o Suresh Pawar, Near Nandikeshwar Mandir, A-1/4 BMC Colony, Kamgar Nagar, Nehru Nagar Kurla (E), Mumbai, Maharashtra 400024 Mobile No. 9769389295
3	Total liabilities as on 31.05.2025	**Rs.28,20,342.72**
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	**E-Auction** **M/s PSB Alliance (BAANKNET)** **28.07.2025** **Timing 12.00 P.M. to 2.00 PM** **https://baanknet.com**
5	Details of Property/ies	All that Part and parcel of Flat No 205 on the 2nd Floor Building Known as **DEEP HILLCREST** Sector No. 1 Plot No. 265 Pushpak Vadaghar Near Lakshadeep Elegance Building Wadghar Panvel, District Raigad Maharashtra 410221 Carpet Area – 25.540 Sq. Mts. Excluding usable enclosed Balcony area of 3.780 Sq. Mts and Chajja area 4.260 Sq. mts. **Boundaries of the property:** East: Icon Park Building West: Road North: Open Plot South: Lakshadeep Elegance **Cersai Assets id – 200068538799** **Cersai Security Id 400067486766**
6	Reserve Price	**Rs.30,90,000.00 (Rupees Thirty Lakhs Ninety Thousand Only)**
7	Earnest Money Deposit	**Rs.3,09,000.00 (Rupees Three Lakhs Nine Thousand Hundred Only)**
8	The property can be inspected Date & Time	**24.07.2025 between 10.00 AM and 4.00 PM**

9 Other terms and conditions:

a. The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is" condition, including encumbrances if any.

b. The property/ies will not be sold below the Reserve Price.

c. The property can be inspected on **24.07.2025 between 10.00 A.M. and 4.00 P.M.**

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 &

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addhaar and addhaar linked with latest Mobile number and also register with digilocker mandatorily. For bidding in the above e-auction from **BAANKNET (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of BAANKNET (Contact details 8291220220, Email: Support.BAANKNET@psballiance.com.).**

e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs.3,09,000.00 (Rupees Three Lakhs Nine Thousand Hundred Only)** 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" **Canara Bank, Jogeshwari West-II Branch DP Code 15057, AC NO 209272434 IFSC CODE: CNRB0015057** on or **before 25.07.2025 at 4.00PM.**

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.50,000/-. The bidder who submits the highest bid (above the Reserve price) on closure of '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 has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid amount on closure of eAuction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.

g. Sale shall be confirmed in favour 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 same day and or not later than next day from the date of 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 within the period stated above, 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.

i. The above-mentioned balance sale price should be remitted through RTGS/NEFT to **Account No.209272434 of Canara Bank, Jogeshwari West-II Branch DP Code 15057, IFSC CODE: CNRB0015057.**

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

केनरा बैंक Canara Bank वसूली व विधि अनुभाग RECOVERY & LEGAL SECTION 20 क्षेत्रीय कार्यालय मुंबई उत्तर MUMBAI NORTH, PRABHADEVI-25

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k. 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 applicable, same shall be paid by the Successful buyer as per Government guidelines.

l. 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 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

m. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the asset and before specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on **24.07.2025 from 10.00 a.m. to 4.00 P.M.**

n. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

o. For further details **Divisional Manager, Recovery and Legal Section, Regional Office North, Mumbai (Shri. Vipin Kumar Singh, Contact No 8655963283)** or branch Incharge **Canara Bank, Jogeshwari West-II Branch DP Code 15057 (Senior Manager, Smt. Meenakshi Singh, Contact No. 7208015965)** may be contacted during office hours on any working day. **The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact details 8291220220, Email: Support.BAANKNET@psballiance.com.).**

For Canara Bank

Place: MUMBAI

Date: 26.06.2025

Authorised Officer
Authorised Officer
Canara Bank

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