Ref:ARM/PUNE/SALE NOTICE/89/2022 **Date:30.06.2023**

To,

1. **M/s Daulat Agro India Pvt. Ltd. (Borrower)**
   Regd. Office: Mauni Complex, Vidyanagar Road,
   Janata Raja Marg, Taluka- Sangamner, District-Ahmednagar- 422605.

2. **Sanjay Daulatrao Deshmukh (Mortgagor & Guarantor)**
   Flat No. 5, Saraswati Apartment,
   Ashoknagar, Pune- 411007

3. **Chhaya Sanjay Deshmukh, (Mortgagor & Guarantor)**
   Flat No. 5, Saraswati Apartment,
   Ashoknagar, Pune- 411007

4. **Kamal Daulatrao Deshmukh (Mortgagor & Guarantor)**
   Flat No. 2, Saraswati Apartment,
   Ashoknagar, Pune- 411007

5. **Vivek Vitthal Kasar (Mortgagor & Guarantor)**
   Bharatnagar, Maldad Road, Taluka-Sangamner,
   District- Ahmednagar- 422605

6. **Mangal Vivek Kasar (Mortgagor & Guarantor)**
   Bharatnagar, Maidad Road, Taluka-Sangamner,
   District- Ahmednagar- 422605

7. **Bajarang Tatyaba Wakale (Mortgagor & Guarantor)**
   At Post Kothe BK, Taluka- Sangamner,
   District- Ahmednagar-422620

8. **Vijaya Bajarang Wakle (Mortgagor & Guarantor)**
   Through its Legal Heirs
   At Post Kothe BK, Taluka- Sangamner,
   District- Ahmednagar-422620

9. **Digambar Sugandhrao Deshmukh (Mortgagor & Guarantor)**
   At Post Dhandharpal BK, Taluka- Sangamner,
   District- Ahmednagar- 422605

10. **Jayashree Gorakhnath Gade (Mortgagor & Guarantor)**
    At Post Savargaontal, Taluka-Sangamner,
    District- Ahmednagar-422605

11. **Gunjal Gorakh Gangadhar (Mortgagor & Guarantor)**
    Through its Legal Heirs
    At Post Gunjalwadi, Taluka- Sangamner,
    District- Ahmednagar-422605

CANARA BANK Asset Recovery Management Br., Pune DP CODE 5208

12. Nilesh Santaji Karpe (Mortgagor & Guarantor)
Vidyanagar, Taluka- Sangamner,
District- Ahmednagar-422605

Dear Sir/Madam,

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.

As you are aware, I on behalf of Canara Bank, ARM Branch, Pune have taken symbolic 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 ARM Branch, Pune 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,

For CANARA BANK

AUTHORISED OFFICER
CANARA BANK

ENCLOSURE – SALE NOTICE

Asset Recovery Management Br., Pune-4 DP CODE 5208 CANARA BANK

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Canara Bank

(Government of India Undertaking)
ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX
1st FIOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)
Email: cb5208@canarabank.com Phone – 020-25511034

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 **Symbolic Possession** of which has been taken by the Authorised Officer of of Asset Recovery Management Branch, Canara Bank, 2nd Floor, 1259, Renuka Complex, J M Road, Deccan Gymkhana, Pune - 411004, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **24.07.2023**, for recovery of **Rs.90,04,11,364.24** (Rupees Ninety Crores Four Lakhs Eleven Thousand Three Hundred Sixty Four and Paise Twenty Four Only) as on 31.05.2023 plus further interest and charges due to the Asset Recovery Management Branch, Pune of Canara Bank from **M/s Daulat Agro India Pvt. Ltd.** (Borrower) ,Sanjay Daulatrao Deshmukh, Chhaya Sanjay Deshmukh, Kamal, Daulatrao Deshmukh, Vivek Vitthal Kasar, Mangal Vivek Kasar, Bajarang Tatyaba Wakale, Vijay Bajarang Wakle, Digambar Sugandhrao Deshmukh, Jayashree Gorakhnath Gade, Gunjal Gorakh Gangadhar, Nilesh Santaji Karpe (Mortgagors/Guarantors).

The details and full description of the property and reserve price, earnest money deposit, date of deposit of earnest money is as under:

Sr No	Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
1	Plot of Land on Gat No.135/43 (1+2B part), at Sangamner, Tal. Sangamner, Dist. Ahmednagar in the name of Mr. Vivek Mittal Kasar	Rs. 37,00,000/- (Rupees Thirty Seven Lakhs Only)	Rs. 3,70,000/- (Rupees Three Lakhs Seventy Thousand Only) 21.07.2023 till 05.00 PM	Not Known
2	Land & Bungalow, on Gat No. 44, Milkat No. 505, at Kauthe (Bk.), Tal. Sangamner, Dist. Ahmednagar in the name of Mr. Bajrang Tayaba Wakle & Mrs. Vijaya Bajarang Wakle	Rs. 36,00,000/- (Rupees Thirty Six Lakhs Only)	Rs.3,60,000/- (Rupees Three Lakhs Sixty Thousand Only) 21.07.2023 till 05.00 PM	Not Known

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Sr No	Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
3	Shop on First Floor on Gat No. 20/5/1, Milkat No. 810, Near Ghargaon Bus Stand, On Pune – Nashik Highway, at Ghargaon, Tal. Sangamner, Dist. Ahmednagar Ahmednagar in the name of Mr. Bajrang Tayaba Wakle & Mrs. Vijaya Bajarang Wakle	Rs. 18,00,000/- (Rupees Eighteen Lakhs Only)	Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand Only) 21.07.2023 till 05.00 PM	Not Known
4	Flat No. 8, on Second Floor, of the Building "Mauni Compiex", on S. No. 151(4/1/A/2A/2/13) 167, Near old LIC Building, on Janata Raja Maidan Road, Vidyanagar, at Sangamner (Bk.), Tal. Sangamner, Dist. Ahmednagar – 622405 in the name of Mr. Digambar Sugandhrao Deshmukh & Mrs. Jayashree Gorakh Gade	Rs. 21,00,000/- (Rupees Twenty One Lakhs Only)	Rs. 2,10,000/- (Rupees Two Lakh Ten Thousand Only) 21.07.2023 till 05.00 PM	Not Known
5	Land & Commercial Building for "Daulat Restaurant " on Gat No. 121/2 & 122/2, on Nashik – Pune Highway, at Ghargaon, Tal. Sangamner, Dist. Ahmednagar – 422620 in the name of Mr. Kamal Daulatrao Deshmukh	Rs. 2,86,00,000/- (Rupees Two crore Eighty Six Lakhs Only)	Rs. 28,60,000/- (Rupees Twenty Eight Lakhs Sixty Thousand Only) 21.07.2023 till 05.00 PM	Not Known
6	Plot of Land along with Godown on Gat No.135/177 (1+2B part), at Sangamner, Tal. Sangamner, Dist. Ahmednagar in the name of Mr. Vivek Vithal Kasar	Rs. 59,00,000/- (Rupees Fifty Nine Lakhs Only)	Rs. 5,90,000/- (Rupees Five Lakh Ninety Thousand Only) 21.07.2023 till 05.00 PM	Not Known
7	Shop No. 1, on Ground Floor, of the Building, "Seeta Plaza" on 409(2B/2/2B), CTS No. 1242, Opp. Rahuri Bus Stand, On Nagar - Manmad Road, at Rahuri, Dist. Ahmednagar in the name of Mr. Vivek Vithal Kasar	Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only)	Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only) 21.07.2023 till 05.00 PM	Not Known

Asset Recovery Management Br., Pune-4 DP CODE 5208 CANARA BANK

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Sr No	Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
8	Shop No. 2, on Ground Floor, of the Building, "Seeta Plaza" on S. No. 409(2B/2/2B), CTS No. 1242, Opp. Rahuri Bus Stand, On Nagar - Manmad Road, at Rahuri, Dist. Ahmednagar in the name of Mr. Vivek Vithal Kasar	Rs. 24,00,000/- (Rupees Twenty Four Lakhs Only)	Rs. 2,40,000/- (Rupees Two Lakh Forty Thousand Only) 21.07.2023 till 05.00 PM	Not Known
9	Flat No. 4, on First Floor, of the Building "Mauni Complex", on S. No. 151 (4/1/A/2A/2/13) 167, Milkat No. 805, Near old LIC Building, on Janata Raja Maidan Road, Vidyanagar, at Sangamner (Bk.), Tal. Sangamner, Dist. Ahmednagar in the name of Mrs. Chhaya Sanjay Deshmukh	Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only)	Rs. 2,20,000/- (Rupees Two Lakh Twenty Thousand Only) 21.07.2023 till 05.00 PM	Not Known
10	Land & Bungalow "MANGALYA" on Gat No. 129/4(part)/110, Near Sangram Chowk, On Maldad Road, Bharat Nagar, at Sangamner (Bk.), Tal. Sangamner, Dist. Ahmednagar in the name of Mr. Vivek Vithal Kasar	Rs. 50,00,000/- (Rupees Fifty Lakhs Only)	Rs. 5,00,000/- (Rupees Fife Lakh Only) 21.07.2023 till 05.00 PM	Not Known
11	Plot of Land on Gat No. 436/1,436/2 & 436/3, at Village Khandarmal, Taluka-Sangamner, District- Ahmednagar-422620 in the name of M/s Daulat Agro India Pvt.Ltd.in the name of Mr. Sanjay Daulatrao Deshmukh	Rs. 82,00,000/- (Rupees Eighty Two Lakhs Only)	Rs. 8,20,000/- (Rupees Eight Lakh Twenty Thousand Only) 21.07.2023 till 05.00 PM	Not Known

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, Asset Recovery Management Branch, 1259, Renuka Complex, 1st Floor, Deccan Gymkhana, Pune of Canara Bank, Phone No. 020-25511034, +91 8797280991, +91 9811847413 during office hours on any working day.

Date: 30.06.2023
Place: Pune

AUTHORISED OFFICER
CANARA BANK

Asset Recovery Management Br., Pune-4

...@canarabank.com Phone – 020-25511034

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1.	**Name and Address of the Secured Creditor**	Canara Bank, Asset Recovery Management Branch, 1259,2nd Floor, Renuka Complex, J M Road, Deccan Gymkhana Pune- 411 004
2.	**Name and Address of the Borrowers and Guarantors**	**M/s Daulat Agro India Pvt. Ltd. (Borrower)** Regd. Office: Mauni Complex, Vidyanagar Road, Janata Raja Marg, Taluka- Sangamner, District-Ahmednagar- 422605. **Sanjay Daulatrao Deshmukh (Mortgagor & Guarantor)** Flat No. 5, Saraswati Apartment, Ashoknagar, Pune- 411007 **Chhaya Sanjay Deshmukh, (Mortgagor & Guarantor)** Flat No. 5, Saraswati Apartment, Ashoknagar, Pune- 411007 **Kamal Daulatrao Deshmukh (Mortgagor & Guarantor)** Flat No. 2, Saraswati Apartment, Ashoknagar, Pune- 411007 **Vivek Vitthal Kasar (Mortgagor & Guarantor)** Bharatnagar, Maldad Road, Taluka-Sangamner, District- Ahmednagar **Mangal Vivek Kasar (Mortgagor & Guarantor)** Bharatnagar, Maldad Road, Taluka-Sangamner, District- Ahmednagar **Bajarang Tatyaba Wakale (Mortgagor & Guarantor)** At Post Kothe BK, Taluka- Sangamner, District- Ahmednagar **Vijaya Bajarang Wakle (Mortgagor & Guarantor) Through its Legal Heirs**

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Canara Bank

(Government of India Undertaking)
ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX
1st FIOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)
Email: cb5208@canarabank.com Phone – 020-25511034

		At Post Kothe BK, Taluka- Sangamner, District- Ahmednagar **Digambar Sugandhrao Deshmukh (Mortgagor & Guarantor)** At Post Dhandharpal BK, Taluka- Sangamner, District- Ahmednagar- 422605 **Jayashree Gorakhnath Gade (Mortgagor & Guarantor)** At Post Savargaontal, Taluka-Sangamner, District- Ahmednagar **Gunjal Gorakh Gangadhar (Mortgagor & Guarantor)** **Through its Legal Heirs** At Post Gunjalwadi, Taluka- Sangamner, District- Ahmednagar **Nilesh Santaji Karpe (Mortgagor & Guarantor)** Vidyanagar, Taluka- Sangamner, District- Ahmednagar
3.	**Total liabilities as on 31.05.2023**	**Rs.90,04,11,364.24** (Rupees Ninety Crores Four Lakhs Eleven Thousand Three Hundred Sixty Four and Paise Twenty Four Only) Plus further interest and charges thereon.
4.	**(a) Mode of Auction**	E-auction
	(b) Details of Auction service provider	M/s.Canbank Computer Services Ltd through website: https://www.indianbankseauction.com
	(c) Date and Time of Auction	**24.07.2023** at 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 and details and full description of the immovable property is as under:

Sr No	Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances

Canara Bank

(Government of India Undertaking)
ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX
1st FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)
Email: cb5208@canarabank.com Phone – 020-25511034

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6	Plot of Land along with Godown on Gat No.135/177 (1+2B part), at	Rs. 59,00,000/- (Rupees Fifty Nine	Rs. 5,90,000/- (Rupees Five Lakh	Not Known

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SyndicateBank

(Government of India Undertaking)
ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX
1st FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)
Email: cb5208@canarabank.com Phone – 020-25511034

Sr No	Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
	Sangamner, Tal. Sangamner, Dist. Ahmednagar in the name of Mr. Vivek Vithal Kasar	Lakhs Only)	Ninety Thousand Only) 21.07.2023 till 05.00 PM	
7	Shop No. 1, on Ground Floor, of the Building, "Seeta Plaza" on 409(2B/2/2B), CTS No. 1242, Opp. Rahuri Bus Stand, On Nagar - Manmad Road, at Rahuri, Dist. Ahmednagar in the name of Mr. Vivek Vithal Kasar	Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only)	Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only) 21.07.2023 till 05.00 PM	Not Known
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Asset Recovery Management Br., Pune-4 DP CODE 5208

केनरा बैंक Canara Bank

(Government of India Undertaking)
ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX
1st FIOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)
Email: cb5208@canarabank.com Phone – 020-25511034

Sr No	Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
			till 05.00 PM	

6. **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 **03.07.2023 to 07.07.2023** 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, Pune A/c No. 209272434 IFSC Code: CNRB0005208 on or before **21.07.2023 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 **21.07.2023 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.

Asset Recovery Management Br., Pune-4 DP CODE 5208 CANARA BANK

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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 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 Chief Manager, Asset Recovery Management Branch, 1259, Renuka Complex, 1st Floor, Deccan Gymkhana, Pune of Canara Bank, Ph. No. (Ph. No.8797280991, 020-25511034) during office hours on any working day.

Asset Recovery Management Br. Pune-4 DP CODE 5208

Canara Bank

(Government of India Undertaking)
ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX
1st FIOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)
Email: cb5208@canarabank.com Phone – 020-25511034

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.

For CANARA BANK

AUTHORISED OFFICER
CANARA BANK
Asset Recovery Management Br. Pune-4

Place: Pune
Date:30.06.2023

Asset Recovery Management Br. Pune-4 DP CODE 5208 CANARA BANK

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