

(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 – +91 20 25511034/8739018778/ 7509985705

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 Rules 8(6) and 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 mortgaged/charged and Movable Assets hypothecated to the Secured Creditor, the Symbolic Possession of which has been taken by the Authorized Officer of Asset Recovery Management Branch, Canara Bank, 1st 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 07.04.2026, for recovery of Rs. 3,17,60,338.88 (Rs. Three Crore Seventeen Lakh Sixty Thousand Three Hundred Thirty Eight and Paise Eighty Eight only) as on 08.03.2026 plus further interest due to the Asset Recovery Management Branch, Pune of Canara Bank from Mr. Shankarrao Uttamrao Patil (Borrower) Regd. Office at Regd. 14, Lal Baugh Colony, Nandurbar 425412, Sri. Nilesh S Patil (Guarantor), Sri. Vilas S Patil (Guarantor), Mrs. Nirmalabai S Patil (Guarantor) & Sri. Pravin Vitthal Patil (Guarantor).

Details of full description of the immovable/movable properties, Reserve Price, EMD and last date to deposit EMD are as follows:

Sl. No	Location & Details of the Properties	Reserve Price	EMD & last date to deposit EMD	Known Encumbrance
1.	All that piece and parcel of EMT of "Stone crusher", On gat no. 84/2 & gat no. 87/1, on dirajgao – Fulsara road, off nandurbar- suraj road, at dirajgao, Tal & Dist. Nandurbar- 413006 Area: 56,500 Sq.Mtrs	Rs. 2,20,00,000.00 (Rupees Two Crore Twenty Thousand Only)	Rs. 22,00,000.00 (Rupees Twenty Two Lakh Only) By 07.04.2026 Till 12.00 pm	Not Known to bank

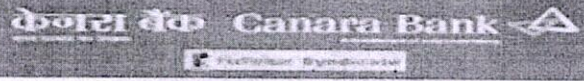
For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Chief Manager Canara Bank, ARM branch, 1259, Deccan Gymkhana, Renuka Complex, 1st floor, Jangli Maharaj Road, Pune – 411004. Phone No. 02025511034, 8739018778 & 7509985705.

Date: 11.03.2026

Place: Pune



AUTHORISED OFFICER
CANARA BANK



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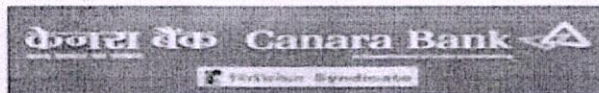
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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 11.03.2026

1.	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch, 1259, 1 ST Floor, Renuka Complex, J M Road, Deccan Gymkhana, Pune- 411 004
2.	Name and Address of the Borrowers and Guarantors	1. M/s Shankarrao Uttamrao Patil (Borrower) Address 1: At Shop No. 21, Shree Ganesh Park Apartment Nilesh Infrastructure Pvt. Ltd. Bhabha Nagar, Nashik 422011 Address 2: At Flat No. 10, Shree Ganesh Park Apartment Near Gaikawd Hall, Bhabha Nagar Nashik 422011 2. Sri. Vilas S Patil (Guarantor) At Flat No. 10, Shree Ganesh Park Apartment Near Gaikawd Hall, Bhabha Nagar Nashik 422011 3. Sri. Nilesh S Patil (Guarantor) At Flat No. 10, Shree Ganesh Park Apartment Near Gaikawd Hall, Bhabha Nagar Nashik 422011 4. Mrs. Nirmalabai S Patil (Guarantor) At Flat No. 10, Shree Ganesh Park Apartment Near Gaikawd Hall, Bhabha Nagar Nashik 422011 5. Sri. Pravin Vitthal Patil At 38, Saraswati Nagar Nandurbar 425412
3.	Total liabilities as on 08.03.2026	Rs. 3,17,60,338.88 (Rs. Three Crore Seventeen Lakh Sixty Thousand Three Hundred Thirty Eight and Paise Eighty Eight only) as on 08.03.2026
4.	(a) Mode of Auction	E-auction
	(b) Details of Auction service provider	M/s. PSB Alliance Pvt Ltd. through its website: https://baanknet.com
	(c) Date and Time of Auction	07.04.2026 at 12:00 pm to 2:00 pm with unlimited extension of 5 minutes each





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(d) Place of Auction	Online
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5. The reserve price, earnest money deposit, date of deposit of earnest money and the details of the immovable property with known encumbrances is as under:

Sl. No	Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
1.	All that piece and parcel of EMT of "Stone crusher", On gat no. 84/2 & gat no. 87/1, on dirajgao – Fulsara road, off nandurbar- suraj road, at dirajgao, Tal & Dist. Nandurbar-413006 Area: 56,500 sq.mtr	Rs. 2,20,00,000.00 (Rupees Two Crore Twenty Thousand Only)	Rs. 22,00,000.00 (Rupees Twenty Two Lakh Only) By 07.04.2026 Till 12.00 pm	Not Known to bank

6. Other terms and conditions:

- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.baanknet.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected, with Prior Appointment with Authorized Officer, as on 02.04.2026 to 04.04.2026 between 11.00 AM to 03.00 PM.
- 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.
- 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 or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said Challan on or before 07.04.2026 by 12.00 p.m.
- The 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 Pvt Ltd (BAANKNET), Email- Support.BAANKNET@psballiance.com; Contact No. +91 8291220220.
- 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 Pvt Ltd (BAANKNET), Email- Support.BAANKNET@psballiance.com; Contact No. +91 8291220220.
- EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- 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 favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder along with KYC Documents and the





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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 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.
- 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) 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, 1st Floor, J M Road, Deccan Gymkhana, Pune- 411004 who, as a facilitating centre, shall make necessary arrangements.
- n) For further details **contact Canara Bank, Asset Recovery Management Branch, Deccan Gymkhana, Pune** (Phone No. 020-25511034, +91 8739018778, +91 7020946909)e-mail id: cb5208@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.

Place: Pune
Date: 11.03.2026



**AUTHORISED OFFICER
CANARA BANK**