



(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

Ref: ARM/PUNE/SALENOTICE/MARCH/2025-26

Date: 27.02.2026

To,

Mr. Atul Sarjerao Mhaske (Borrower)

S/O Sarjerao Mhaske,
H. no. 310, Vitthal wadi, Dalimb Road,
A/P Dalimb, Shindavane BO, Daund,
Pune, Maharashtra- 412202

Mrs. Priyanka Raviraj Mhaske (Co-borrower)

S/O Sarjerao Mhaske,
H. no. 310, Vitthal wadi, Dalimb Road,
A/P Dalimb, Shindavane BO, Daund,
Pune, Maharashtra- 412202

Property Address: Flat no. 104, Maya Apartment, CTS no. 112, Plot no. 431, Town planning scheme no. 3(D), Gultekdi, Pune -411037

Dear Sir/Madam,

Subject: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 8(6) and 9 of the Security Interest (Enforcement) Rules, 2002

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As you are aware that, I, on behalf of Canara Bank, ARM Branch, Pune have taken possession of the asset 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 Asset Recovery Management 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 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,

Authorised Officer,
Canara Bank



ENCLOSURE – SALE NOTICE



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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) 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 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 **25.03.2026**, for recovery of **Rs. 2,05,49,089.61** (Rupees Two Crore Five Lakh Forty Nine Thousand Eighty Nine and Paise Sixty One only) as on **15.02.2026** plus further interest due to the Asset Recovery Management Branch, Pune of Canara Bank from **Mr. Atul Sarjerao Mhaske (Borrower)** and **Mrs. Priyanka Raviraj Mhaske (Co-borrower)**, both residing at S/O Sarjerao Mhaske, H. no. 310, Vitthal wadi, Dalimb Road, A/P Dalimb, Shindavane BO, Daund, Pune, Maharashtra- 412202

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

Sl. No	Location & Details of the Properties	Reserve Price	EMD & last date to deposit EMD	Known Encumbrance
1	All That Piece And Parcel Of the Property of Flat no 104, on 1st Floor, Having Carpet area admeasuring 119.21 sq.mtrs. i.e. 1282.74 sqft, Total Built up area Admeasuring 131.12 sq.mtrs. i.e. 1411.00 sqft inclusive of Balcony, Along with parking space area admeasuring 10.00 sq.mtrs. in project Scheme" MAYA APARTMENT" which is constructed on land admeasuring area 1297.60 sq.mtrs. Bearing Plot no 03 out of sanction layout of Plot no 431, town Planning Scheme III(D) having corresponding City Survey No 112, Situated at Village Gultekdi, Taluka Haveli, Dist Pune and within the limits of the Pune Municipal corporation and within the jurisdiction of Sub Registrar Haveli, Pune. Boundaries: East: By Plot no 04 as per Layout South: By 20 ft. Road North: By Canal West: By Open Space as per Layout	Rs. 1,70,00,000.00 (Rupees One Crore Seventy Lakh Only)	Rs. 17,00,000.00 (Rupees Seventeen Lakh Only) By 24.03.2026 Till 5.00 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. (020) 25511034, 8739018778, 7509985705.

Date: 27.02.2026

Place: Pune



AUTHORISED OFFICER
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 – +91 20 25511034/8739018778/ 7509985705

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 27.02.2026

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	Mr. Atul Sarjerao Mhaske (Borrower) S/O Sarjerao Mhaske, H. no. 310, Vitthal wadi, Dalimb Road, A/P Dalimb, Shindavane BO, Daund, Pune, Maharashtra- 412202 Mrs. Priyanka Raviraj Mhaske (Co-borrower) S/O Sarjerao Mhaske, H. no. 310, Vitthal wadi, Dalimb Road, A/P Dalimb, Shindavane BO, Daund, Pune, Maharashtra- 412202
3.	Total liabilities as on 15.02.2026	Rs. 2,05,49,089.61 (Rupees Two Crore Five Lakh Forty Nine Thousand Eighty Nine and Paisa Sixty One only) as on 15.02.2026 plus further interest and charges as applicable
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	25.03.2026 at 12:00 pm to 1:00 pm with unlimited extension of 5 minutes 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:

Sl. No	Location & Details of the Properties	Reserve Price	EMD & last date to deposit EMD	Known Encumbrance
1	All That Piece And Parcel Of the Property of Flat no 104, on 1st Floor, Having Carpet area admeasuring 119.21 sq.mtrs. i.e. 1282.74 sqft, Total Built up area Admeasuring 131.12 sq.mtrs. i.e. 1411.00 sqft inclusive of Balcony, Along with parking space area admeasuring 10.00 sq.mtrs. in project Scheme" MAYA APARTMENT" which is constructed on land admeasuring area 1297.60 sq.mtrs. Bearing Plot no 03 out of sanction layout of Plot no 431, town Planning Scheme III(D) having corresponding City Survey No 112, Situated at Village Gultekdi, Taluka	Rs. 1,70,00,000.00 (Rupees One Crore Seventy Lakh Only)	Rs. 17,00,000.00 (Rupees Seventeen Lakh Only) By 24.03.2026 Till 5.00 PM	Not Known to bank





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Haveli, Dist Pune and within the limits of the Pune Municipal corporation and within the jurisdiction of Sub Registrar Haveli, Pune. Boundaries: East: By Plot no 04 as per Layout South: By 20 ft. Road North: By Canal West: By Open Space as per Layout				
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6. Other terms and conditions:

- Auction/bidding shall be only through "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.
- The property can be inspected, with Prior Appointment with Authorised Officer, as on **16.03.2026 to 18.03.2026 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 **24.03.2026** by 5.00 p.m.
- 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 favour 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 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.
- 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.

