



Ref. No. SALE NOTICE/15331/LAXMI/0503-5/2025-26

Date: 05.03.2026

To,

1. **MRS. LAXMI VISHNU KHANDEKAR**
SR NO 22 FLOT. NO 65,
BALAJI NAGAR
PLAZA BULDING JIJAMATA BANK,
DHANKAWADI PUNE - 411037
2. **MRS. PRATIBHA SHANKAR PAWAR**
S NO.16/32/12, SWAMIRAJ FLAT NO.7
AMBEGAON BK DHANKAWADI
PUNE-411046
3. **MRS. LAXMI VISHNU KHANDEKAR**
FLAT NO. 44 , 3RD FLOOR. "DILASA APARTMENT"
PLOT NO. 25 O
VILLAGE DHANKAWADI,
TALUKA HAVELI, DIST-PUNE - 411046

Dear Sir,

Sub: E-Auction Sale Notice under 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, **PUNE RASTAPETH[15331]** 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 **PUNE RASTAPETH[15331]** 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,



कते केनरा बैंक
AUTHORISED OFFICER

CANARA BANK
प्राधिकृत अधिकारी
AUTHORISED OFFICER

ENCLOSURE - SALE NOTICE

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with provision 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 Authorized **Officer PUNE RASTAPETH[15331]** of the Canara Bank, will be sold on "As is where is", "As is what is" and "Whatever there is" on **25.03.2026** for recovery of **Rs.19,37,646.29 (Rupees Ninteen Lakh Thirty-Seven Thousand Six Hundred Forty-Six and Paise Twenty Nine Only)** as on **31.01.2026**, along with interest & cost there on due to the **PUNE RASTAPETH[15331]** of Canara Bank from **MRS.LAXMI VISHNU KHANDEKAR (Borrower/Mortgager) And Mrs. PRATIBHA SHANKAR PAWAR (GUARANTOR).**

DETAILS OF PROPERTY

Details & Full Description of the immovable properties with known encumbrances, if any	Reserve Price Fixed	EMD
All That Piece and Parcel of Flat No. 44 on 3rd Floor. In the building known as "DILASA APARTMENT" admeasuring about 265 Sq. Ft. i.e Mtrs.Built Up which is constructed on plot No. 25 out of land bearing survey No.22 Hissa No. 14/2/3/4/5 admeasuring area about 5000 Sq.Ft. situated at village Dhankawadi, Taluka Haveli, Dist-Pune within the limits of pune Municipal Corporation and within the registration Sub- District Haveli, District- Pune. Bounded as Follows: - On or towards East: By Flat No. 43 On or towards South: By Common Passage On or towards West: By Flat No.45 On or towards North: By Propety of Same S. No. Property Owned By-MRS. LAXMI VISHNU KHANDEKAR (No Encumbrances in the knowledge of the Bank)	Rs.6,25,000.00/- (Rupees Six Lakhs Twenty Five Thousand Only)	Rs.62,500.00/- (Rupees Sixty Two Thousand Five Hundred Only)

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 **Branch Manager PUNE RASTAPETH[15331]** **CanaraBank:Mobile-9970722678/9860033368** during office hours on any working day.

Portal of E-Auction: <https://BAANKNET.com/>

Date: 05.03.2026

Place: PUNE



कले केनरा बैंक
AUTHORISED OFFICER
CANARA BANK
AUTHORISED OFFICER



- g) The incremental amount/price during the time of each extension shall be Rs. 10,000/- (Rupees Ten Thousand Only) and time shall be extended to 5 (Five) minutes when valid bid received in last minutes.
- h) Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- i) 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 working day and the balance 75% amount of sale price to be deposited 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.
- j) The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. 209272434 of **Canara Bank, PUNE RASTAPETH[15331] Branch, IFSC Code - CNRB0015331 (Branch IFSC Code).**
- k) All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- l) 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.
- m) 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/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The eAuction 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.
- n) It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank.
- o) Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p) For further details contact Branch Manager Canara Bank, **PUNE RASTAPETH[15331] Mob No. 9970722678/9860033368 e-mail id: cb15331@canarabank.com** may be contacted during office hours on any working day. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com./ support.ebkray@procure247.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

DATE: 05.03.2026
PLACE: Pune



कृते केनरा बैंक
For CANARA BANK
AUTHORISED OFFICER
AUTHORISED OFFICER
CANARA BANK
Internal

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Recovery Section, Regional Office, Pune 1,
3rd Floor, 4th Dimension Building, Gulawani Maharaj Road, Pandurang Colony, Erandawane, Pune 411004
recropund@canarabank.com