

(Government of India Undertaking)

ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX

1ST FLOOR, J M ROAD, DECCAN GYM KHANA, PUNE- 411 004 (MAHARASHTRA)

Email: cb5208@canarabank.com Phone – +91 20 25511034/8739018778/ 7509985705

Ref: ARM/PUNE/DISHASHIKSHAN/MARCH/2025

Date: 02.03.2026

To,

M/s Disha Shikshan V Vikas Kendra

Address: Regd. Office at M/s Disha Shikshan V Vikas Kendra (FCRA)

E B Gadkari Homeopathic Medical College

At Plot No 19, MIDC Gadhinglaj, Village Badyachiwadi

Tal – Gadhinglaj, Dist – Kolhapur 416502

Shri. Eknath Bayaji Gadkari (President)

Address: Flat No 402, Veermahal Co-operative Society,

Dr Babasaheb Ambedkar Road, Lalbaug, Mumbai 400012

Shri. Sagar Eknath Gadkari (Vice President)

Address: Flat No 402, Veermahal Co-operative Society,

Dr Babasaheb Ambedkar Road, Lalbaug, Mumbai. 400012

Shri. Shekhar Appaji Hodage (Treasurer)

Address: 32/04, E Ward, Mahalaxmi Prasad, S-3,

Tarabai Park, Kolhapur 416003

Smt. Neelam Eknath Gadkari (Trustee)

Address: Flat No 402, Veermahal Co-operative Society,

Dr Babasaheb Ambedkar Road, Lalbaug, Mumbai 400012

Shri. Vaibhav Vishwas Patil (Trustee)

Address: A/P Hattiwade, Tal. Ajara, Dist Kolhapur 416505

Smt. Kranti Shekhar Hodage (Trustee)

Address: 32/04, E Ward, Mahalaxmi Prasad, S-3,

Tarabai Park, Kolhapur 416003

Smt. Sunanda Suryakant Redekar (Trustee)

Address: A/P Lingnur, Tal. Gadhinglaj, Dist Kolhapur 416502

Smt. Kanchan Vishwas Patil (Trustee)

Address: A/P Hattiwade, Tal. Ajara, Dist Kolhapur 416505

Shri. Bhagvan Krushna Patil (Trustee)

Address: Krishnakunj Niwas, Jijamata Colony,

A/P Ajara, Tal. Ajara, Dist Kolhapur 416505

Dear Sir,

Subject: 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) and 9 of the Security Interest (Enforcement) Rules, 2002.



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As you are aware, I on behalf of Canara Bank, ARM Branch, Pune 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 ARM Branch, Pune of Canara Bank.

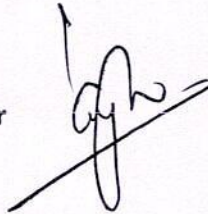
The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

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,

Authorised Officer
Canara Bank






Enclosure – Sale Notice

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 provision 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/movable properties mortgaged/charged to the Secured Creditor, the **Symbolic possession** of which has been taken by the Authorised Officer of ARM branch, Pune of the Canara Bank, will be sold on "**As is where is**", "**As is what is**" and "**Whatever there is**" basis on **25.03.2026** for recovery of **Rs. 27,97,12,702.25** (Rupees Twenty Seven Crore Ninety Seven Lakh Twelve Thousand Seven Hundred Two and Twenty Five Paise Only) as on **15.02.2026** plus further interest and charges due to the ARM branch, Pune of Canara Bank from **M/s Disha Shikshan V Vikas Kendra** (Borrower) Regd. Office at M/s Disha Shikshan V Vikas Kendra (FCRA) {E B Gadkari Homeopathic Medical College} at Plot No 19, MIDC Gadhinglaj, Village Badyachiwadi, Tal – Gadhinglaj, Dist - Kolhapur and Shri. Eknath B Gadkari (President), Shri. Sagar Eknath Gadkari (Vice President), Shri. Shekhar Appaji Hodage (Treasurer), Smt. Neelam Eknath Gadkari (Trustee), Shri. Vaibhav Vishwas Patil (Trustee), Smt. Kranti Shekhar Hodage (Trustee), Smt. Sunanda Suryakant Redekar (Trustee), Smt. Kanchan Vishwas Patil (Trustee) and Shri. Bhagvan Krushna Patil (Trustee) {Guarantors of M/s Disha Shikshan V Vikas Kendra}

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

Sr. No	Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
1.	All that piece & parcel of the property consisting of Land & Building including furniture & fixtures situated at Plot No 19 (Predetermined lease area 39720 sq.mtrs) MIDC Gadhinglaj Industrial area, within the limits of Badyachiwadi & outside the limits of Gadhinglaj Municipal Council, Tal- Gadhinglaj, Dist Kolhapur in the name of M/s Disha Shikshan V Vikas Kendra Boundaries: East: MIDC 10 Mtrs road strip West: B 39 & open space North: MIDC Land South: MIDC Road	Rs. 3,70,00,000.00 (Rupees Three Crore Seventy Lakh Only) 	Rs. 37,00,000.00 (Rupees Thirty Seven Lakh Only) By 24.03.2026 Till 05.00 PM	Not Known
2.	All that piece & parcel of the property consisting of Bunglow at Gat No 728, admeasuring OH 33R out of which OH 4.5R, its GP Milkat No 557 admeasuring 1596 sqft & Milkat No 558 admeasuring 425 sqft situated at village – Batkanagale, Mouje – Gadhinglaj, Tal –	Rs. 38,00,000.00 (Rupees Thirty Eight Lakh Only)	Rs. 3,80,000.00 (Rupees Three Lakh Eighty Thousand Only) By 24.03.2026 Till 05.00 PM	Not Known

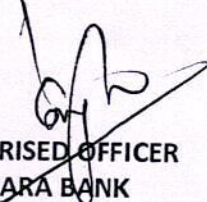
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Sr. No	Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
	Gadhinglaj, Dist – Kolhapur belonging to Mr. Eknath B Gadkari. Boundaries: East: Property of Harsh Walve West: Road North: Portion of Gat 728 South: Property of Matkar			

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, 9798032011, 7020946909.

Date: 02.03.2026
Place: Pune




AUTHORISED OFFICER
CANARA BANK

**ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX
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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 02.03.2026

1. Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch, 1259, 1st Floor, Renuka Complex, J M Road, Deccan Gymkhana Pune- 411 004
2. Name and Address of the Borrowers/Guarantors	1. M/s Disha Shikshan V Vikas Kendra Regd. Office at M/s Disha Shikshan V Vikas Kendra (FCRA) {E B Gadkari Homeopathic Medical College} at Plot No 19, MIDC Gadhinglaj, Village Badyachiwadi, Tal – Gadhinglaj, Dist – Kolhapur 2. Shri. Eknath Bayaji Gadkari (President) Flat No 402, Veermahal Co-operative Society, Dr. Babasaheb Ambedkar Road, Lalbaug, Mumbai 400012 3. Shri. Sagar Eknath Gadkari (Vice President) Flat No 402, Veermahal Cooperative Society, 4th floor, Dr Babasaheb Ambedkar Road, Lalbaug, Mumbai 4. Shri. Shekhar Appaji Hodage (Treasurer) 32/04, E Ward, Mahalaxmi Prasad, S-3, Tarabai Park, Kolhapur 416003 5. Smt. Neelam Eknath Gadkari (Trustee) Flat No 402, Veermahal Cooperative Society, 4th floor, Dr Babasaheb Ambedkar Road, Lalbaug, Mumbai 6. Shri. Vaibhav Vishwas Patil (Trustee) A/P Hattiwade, Tal. Ajara, Dist Kolhapur 7. Smt. Kranti Shekhar Hodage (Trustee) 32/04, E Ward, Mahalaxmi Prasad, S-3, Tarabai Park, Kolhapur 416003 8. Smt. Sunanda Suryakant Redekar (Trustee) A/P Lingnur, Tal. Gadhinglaj, Dist Kolhapur 9. Smt. Kanchan Vishwas Patil (Trustee) A/P Hattiwade, Tal. Ajara, Dist Kolhapur 10. Shri. Bhagvan Krushna Patil (Trustee) Krishnakunj Niwas, Jijamata Colony, A/P Ajara, Tal. Ajara, Dist Kolhapur
3. Total liabilities as on 15.02.2026	Rs. 27,97,12,702.25 (Rupees Twenty Seven Crore Ninety Seven Lakh Twelve Thousand Seven Hundred Two and Twenty Five Paise Only) as on 15.02.2026 and further interest & charges thereon
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. Details of Property

Sl. No	Location & Details of the Properties	Reserve Price	EMD & last date to deposit EMD	Encumbrance
1	All that piece & parcel of the property consisting of Land & Building including furniture & fixtures situated at Plot No 19 (Predetermined lease area 39720 sq.mtrs) MIDC Gadhinglaj Industrial area, within the limits of Badyachiwadi & outside the limits of Gadhinglaj Municipal Council, Tal- Gadhinglaj, Dist Kolhapur in the name of M/s Disha Shikshan V Vikas Kendra Boundaries: East: MIDC 10 Mtrs road strip West: B 39 & open space North: MIDC Land South: MIDC Road	Rs. 3,70,00,000.00 (Rupees Three Crore Seventy Lakh Only)	Rs. 37,00,000.00 (Rupees Thirty Seven Lakh Only) By 24.03.2026 Till 05.00 PM	Not Known to Bank
2	All that piece & parcel of the property consisting of Bungalow at Gat No 728, admeasuring OH 33R out of which OH 4.5R, its GP Milkat No 557 admeasuring 1596 sqft & Milkat No 558 admeasuring 425 sqft situated at village – Batkanagale, Mouje – Gadhinglaj, Tal – Gadhinglaj, Dist – Kolhapur belonging to Mr. Eknath B Gadkari. Boundaries: East: Property of Harsh Walve West: Road North: Portion of Gat 728 South: Property of Matkar	Rs. 38,00,000.00 (Rupees Thirty Eight Lakh Only)	Rs. 3,80,000.00 (Rupees Three Lakh Eighty Thousand Only) By 24.03.2026 Till 05.00 PM	Not Known to Bank



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-

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Email: cb5208@canarabank.com Phone – +91 20 25511034/8739018778/ 7509985705**

- auction from the service provider M/s. PSB Alliance Pvt Ltd (BAANKNET), Email- support.baanknet@psballiance.com; Contact No. +91 8291220220.
- g) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- h) 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) for Property no. 1 and **Rs. 10,000.00** (Rs. Ten Thousand only) for Property no. 2. 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.
- i) 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.
- 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) Authorised 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** (Ph. No. 020 25511034, 8739018778, 7509985705) 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: 02.03.2026



**AUTHORISED OFFICER
CANARA BANK**

[Signature]