

CANARA BANK

COVERING LETTER TO SALE NOTICE

Ref: SARFAESI/AUC/2025-26/ NILESH DATTATRAY ISHWARE

DATE: 26.02.2026

TO,

**MR. NILESH DATTATRAY ISHWARE (Borrower)**  
ASANA NAGAR PLOT NO 21/3 PIMPRALA  
DANDEKAR NAGAR JALGAON 425001

**MR. MAHENDRA YUVRAJ PATIL (Guarantor)**  
HARI VITTHAL NAGAR NEAR LOKHANDI PUL  
JALGAON 425001

**MR. MAHENDRA YUVRAJ PATIL (Guarantor)**  
SHOP NO 46, CITY SHOPPING COMPLEX  
IN FRONT OF SWAMI SAMARTH TEMPLE  
AT KASODA TAL. ERANDOL,  
DISTRICT JALGAON 425110

By Regd. Post AD/Speed Post

Dear Sir,

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.

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As you are aware, I on behalf of **Canara Bank, Jalgaon Town Branch** 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 **Jalgaon Town Branch**.

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,

कृते केनरा बैंक / For CANARA BANK  
मंडल प्रबंधक / Divisional Manager  
क्षेत्रिक कार्यालय नाशिक-422 002  
Regional Office Nashik-422 002

**Authorised Officer, Canara Bank**  
ENCLOSURE – SALE NOTICE

(Auction Sale Notice for Immovable properties)

CANARA BANK  
(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

**AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES UNDER RULES 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.**

Notice is hereby given to the effect that the immovable properties described herein, taken **Symbolic** possession under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold by holding public auction.

|   |                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                             |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Name and Address of the Secured Creditor                                                                                                                                                           | Canara Bank Jalgaon Town Branch (DPCD-15200)                                                                                                                                                                                                                                                                                                                                                |
| 2 | Name and Address of the Borrowers                                                                                                                                                                  | <b>MR. NILESH DATTATRAY ISHWARE (Borrower)</b><br>ASANA NAGAR PLOT NO 21/3 PIMPRALA<br>DANDEKAR NAGAR JALGAON 425001<br><br><b>MR. MAHENDRA YUVRAJ PATIL (Guarantor)</b><br>HARI VITTHAL NAGAR NEAR LOKHANDI PUL<br>JALGAON 425001                                                                                                                                                          |
| 3 | Total liabilities                                                                                                                                                                                  | <b>Rs. 32,95,434.64</b> (Rupees Thirty Two Lakh Ninety Five Thousand Four Hundred Thirty Four and Paise Sixty Four Only) + <b>Unapplied Interest and other charges</b>                                                                                                                                                                                                                      |
| 4 | (a) Mode of Auction :<br><br>(b) Details of Auction service provider:<br><br>(c) Contact No.:<br><br>(d) Email:<br><br>(e) Website:<br><br>(f) Date & Time of Auction:<br><br>(g) Place of Auction | Online e Auction<br><br>(M/s PSB Alliance Pvt. Ltd (BAANKNET)<br><br>+918291220220<br><br><a href="mailto:support.BAANKNET@psballiance.com">support.BAANKNET@psballiance.com</a><br><br><a href="https://baanknet.com/">https://baanknet.com/</a><br><br><b>18.03.2026</b> 12:30 PM to 2:30 PM<br><br>Online                                                                                |
| 5 | Details of Property                                                                                                                                                                                | All that part and parcel of Shop No 46, C.T.S No 2665, City Shopping Complex in front of Swami Samarth Temple, at Kasoda Tal. Erandol, District Jalgaon 425110.<br><br><b>Owned By-</b> Mr. Mahendra Yuvraj Patil<br><br><b>Bounded-</b><br>On the <b>North</b> by: Usage<br>On the <b>South</b> by: Open Space<br>On the <b>East</b> by: Shop No 47/A<br>On the <b>West</b> by: Shop No 45 |

|                          |                                        |
|--------------------------|----------------------------------------|
| 6 Reserve Price Property | Rs. 5,90,000.00 (Rupees Six Lakh Only) |
|--------------------------|----------------------------------------|

**Other terms and conditions:**

- The property/ies will be sold in "AS IS WHERE IS" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 7(d) below).
- The property/ies will not be sold below the Reserve Price.
- The property can be inspected on **16.03.2026** between 1.00 PM and 4.00 PM.
- 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.
- 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 the sale being knocked down in his/ her favour and the balance within 1 days from the date of confirmation of sale. If the successful bidder fails to pay the sale price as stated above, the deposit made by him shall be forfeited.
- All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.
- For sale proceeds above Rs 50 (Rupees Fifty) lacs, TDS shall be payable at the rate 1% of the Sale amount, which shall be payable separately by the Successful buyer.
- Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- For further details Branch Manager, Canara Bank **Jalgaon Town Branch (DPCD-15200)** (Ph. No. **9271069706**) e-mail id [cb15200@canarabank.com](mailto:cb15200@canarabank.com) may be contacted during office hours on any working day.
- The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. +918291220220, Email: [support.BAANKNET@psballiance.com](mailto:support.BAANKNET@psballiance.com)).

**Place: NASHIK**  
**Date: 26.02.2026**

कृते केनरा बैंक / For CANARA BANK  
 मंडल प्रबंधक / Divisional Manager  
 क्षेत्रिक कार्यालय नाशिक-422 002  
 Regional Office Nashik-422 002  
**Authorised Officer**  
**Canara Bank**