



(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 25511034/6364905153/ 7509985705

Ref. no. ARM/PUNE/AUCTION/JUNE/2026-27

Date: 04.05.2026

To,

1) M/s Indiana LED Lighting LLP (Borrower/Mortgagor)

Factory Address:

Gat No 17 (P), Near Mantra Magic Project, at post Chimbali, Tal Khed, Dist. Pune 412105

Through its Partners and Mortgagors/Guarantors:

2) Mr. Sudhir Udhavrao Deshkhaire

Park Street, Titanium Park, Sr. No. 210/2/211/2, Flat No. D-102 Wakad, Pune 411057

3) Mrs. Manisha Sudhir Deshkhaire

Park Street, Titanium Park, Sr. No. 210/2/211/2 Flat No. D-102, Wakad, Pune 411057

4) Mr. Sunil Udhavrao Deshkhaire (Mortgagor/Guarantor)

F No.203, Mayuri Nagar S.No. 63 3 45, Near Katepur Pimple Gurav, Pune Maharashtra 411061

5) Mrs. Harshala Sunil Deshkhaire (Mortgagor/Guarantor)

F.No.203, Mayuri Nagar S. No. 63345, Near Katepur Pimple Gurav, Pune Maharashtra 411061

6) Mis Sindhraj Cashew Industries (Mortgagor/Guarantor)

Plot No. 200, E Mock MIDC Baramati Dist. Pune Maharashtra 413133

7) Mr. Akshay Rajendra Galinde (Mortgagor/ Guarantor)

S.No. 129, Part No. 13 14 15, Building No. 4, Yerawada Pune, Maharashtra - 411006

8) Mrs. Snehalata Arvind Galinde (Mortgagor/ Guarantor)

Plot No. 2, Gat No.-133/B/1 (Old), 133/5(New), Near Amruta Apartment, Village-Jalochi, Tal-Baramati, Dist. Pune-413102.

Also at: Swatantra Sainik, S. B. Galinde Marg, Khatik Galli, Baramati, Pune 413102.

9) Mr. Sharad Sadashiv Galinde (Mortgagor/ Guarantor)

Plot No. 2, Gat No.-133/B/1 (Old), 133/5(New), Near Amruta Apartment, Village-Jalochi, Tal-Baramati, Dist. Pune-413102.

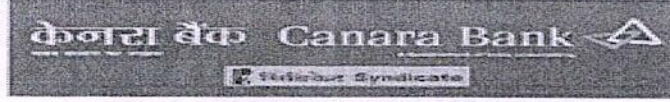
By Regd. Post AD/Speed Post

Dear Sir,

Sub: Notice under Section 13(4) of the Securitization 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.

Internal





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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 25511034/6364905153/ 7509985705

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.


Authorized Officer
Canara Bank




ENCLOSURE – SALE NOTICE

Internal



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

Email: cb5208@canarabank.com Phone – +91 20 25511034/6364905153/ 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 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, 2nd 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 **11.06.2026** for recovery of **Rs. 34,32,54,173.91** (Rupees Thirty Four Crore Thirty Two Lakh Fifty Four Thousand One Hundred Seventy Three and Paise Ninety One only) as on **21.04.2026** plus further interest and charges due to the ARM branch, Pune of Canara Bank from **1) M/s Indiana LED Lighting LLP (Borrower/Mortgagor)** registered address at Gat No 17 (P), Near Mantra Magic Project, At post Chimbali, Tal Khed, Dist. Pune 412105; **through its Partners and Mortgagors/Guarantors; 2) Mr. Sudhir Udhavrao Deshkhare;** residing at Park Street, Titanium Park, Sr. No. 210/2/211/2, Flat No. D-102 Wakad, Pune 411057; **3) Mrs. Manisha Sudhir Deshkhare,** residing at Park Street, Titanium Park, Sr. No. 210/2/211/2 Flat No. D-102, Wakad, Pune 411057; **4) Mr. Sunil Udhavrao Deshkhare (Mortgagor/Guarantor)** residing at F No.203, Mayuri Nagar S.No. 63 3 45, Near Katepur Pimple Gurav, Pune Maharashtra 411061; **5) Mrs. Harshala Sunil Deshkhare (Mortgagor/Guarantor)** residing at F.No.203, Mayuri Nagar 5. No. 63345, Near Katepur Pimple Gurav, Pune Maharashtra 411061; **6) Mis Sindhraj Cashew Industries (Mortgagor/Guarantor)** residing at Plot No. 200, E Mock MIDC Baramati Dist. Pune Maharashtra 413133; **7) Mr. Akshay Rajendra Galinde (Mortgagor/ Guarantor)** residing at S.No. 129, Part No. 13 14 15, Building No. 4, Yerawada Pune, Maharashtra 411006; **8) Mrs. Snehalata Arvind Galinde (Mortgagor/ Guarantor)** residing at Plot No. 2, Gat No.-133/B/1 (Old), 133/5(New), Near Amruta Apartment, Village-Jalochi, Tal-Baramati, Dist. Pune-413102; **also at Swatantra Sainik, S. B. Galinde Marg, Khatik Galli, Baramati, Pune 413102; 9) Mr. Sharad Sadashiv Galinde (Mortgagor/ Guarantor)** residing at Plot No. 2, Gat No.-133/B/1 (Old), 133/5(New), Near Amruta Apartment, Village-Jalochi, Tal-Baramati, Dist. Pune-413102.

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

Sr. no.	Location and details of the property	Reserve Price	EMD and last date to deposit EMD	Encumbrances
1.	All that piece and parcel of Plot No. A-16, Block no A, admeasuring 540 Sq.Mtrs. Together with construction of factory building at Baramati Industrial Area, MIDC lying and situated at Village Tandulwadi, Tal Baramati Dist. Pune and within the limits of Grampanchayat Tandulwadi and Panchayat Samiti Baramati, Zillah	Rs. 63,07,000.00 (Rupees Sixty Three Lakh and Seven Thousand Only)	Rs. 6,30,700.00 (Rupees Six Lakh Thirty Thousand and Seven Hundred Only) By 11.06.2026 Till 12:00 PM	Not known

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

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	Parishad Pune and registration dist. Pune Sub-district Tal. Baramati owned by M/S Sindh Raj Cashew Industries through its partners: Mr. Akshay Rajendra Galinde, Mr. Sunil Udhavrao Deshkhaire			
2.	All the piece and parcel of Flat no E/ 803, 8th Floor, admeasuring carpet area of 61.80 Sq.Mtrs. With adjoining terrace admeasuring 18.21 Sq.Mtrs in building E, Near Finolex, Wisdom Park, Survey no. 24, having corresponding CTS No. 4693 (P) situated at Village Pimpri, Waghere, Tal Haveli, Dist. Pune- 411018 within the limits of Pimpri Chinchwad Municipal Corporation and registration district Pune and Sub District Tal. Haveli and the land underneath the said building and owned by Mr. Sunil Udhavrao Deshkhaire and Mrs. Harshala Sunil Deshkhaire.	Rs. 77,71,000.00 (Rupees Seventy Seven Lakh and Seventy One Thousand Only)	Rs. 7,77,100.00 (Rupees Seven Lakh Seventy Seven Thousand and One Hundred Only) By 11.06.2026 Till 12:00 PM	Not known
3.	All that piece and parcel of Flat bearing no D-102, 1st Floor, admeasuring carpet area of about 94.57 Sq.Mtrs. In building D with adjoining same level balcony having carpet area of about 7.98 Sq.Mtrs. and terrace having carpet area of about 6.04 Sq.Mtrs. And exclusive right to use Podium carpet area admeasuring 95.03 Sq. Mtrs. On first floor of building no. D, at Park street Project, Park Titanium, Plot no 3 & 4, Sr no 211/2, 210/2, 210/5 lying and situated at Village Wakad, Tal. Mulshi, Dist. Pune and within the limits of Pimpri Chinchwad Municipal Corporation, and registration district Pune and Sub District Tal. Mulshi and the land underneath and owned by Mr. Sudhir Udhavrao Deshkhaire and Mrs.	Rs. 1,58,40,000.00 (Rupees One Crore Fifty Eight Lakh and Forty Thousand Only)	Rs. 15,84,000.00 (Rupees Fifteen Lakh Eighty Four Thousand Only) By 11.06.2026 Till 12:00 PM	Not known



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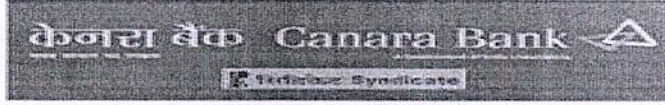
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	Manisha Sudhir Deshkhaire.			
4.	All the piece and parcel of Flat no E-103, 1st Floor, admeasuring carpet area of about 94.57 Sq.Mtrs. In building E with adjoining same level balcony having carpet area of about 7.98 Sq.Mtrs. and terrace having carpet area of about 6.04 sq.mtr. And exclusive right to use Podium carpet area admeasuring 95.03 Sq. Mtrs. On first floor in Building no. E, Park street Project, Park Titanium, Plot no 3 & 4, Sr no 211/2, 210/2, 210/5, lying and situated at Village Wakad, Tal. Mulshi, Dist. Pune and within the limits of Pimpri Chinchwad Municipal Corporation, and registration district Pune and Sub District Tal. Mulshi and the land underneath owned by Mr. Sudhir Udhavrao Deshkhaire and Mrs. Manisha Sudhir Deshkhaire.	Rs. 1,58,40,000.00 (Rupees One Crore Fifty Eight Lakh and Forty Thousand Only)	Rs. 15,84,000.00 (Rupees Fifteen Lakh Eighty Four Thousand Only) By 11.06.2026 Till 12:00 PM	Not known
5.	All that piece and parcel of N. A. Land admeasuring 00 H 21 R out of Gat no 17 lying and situated Gaikwad Wasti, , Near Mantra Magic Project at Village Chimbli, Tal. Khed Dist. Pune and within the limits of Grampanchayat Chimbli, Zilla Parishad Pune & Taluka Panchayat Samiti, Khed and owned by Mr. Sudhir Udhavrao Deshkhaire	Rs. 4,51,35,000.00 (Rupees Four Crore Fifty One Lakh and Thirty Five Thousand Only)	Rs. 45,13,500.00 (Rupees Forty Five Lakh Thirteen Thousand and Five Hundred Only) By 11.06.2026 Till 12:00 PM	Not known
6.	All that piece and parcel of Plot No. E/200, admeasuring 1684 Sq.Mtrs. together with construction raised in Baramati Industrial Area, MIDC, Village Vanjarwadi, Tal. Baramati, Dist. Pune and within the limits of Grampanchayat Vanjarwadi, and Panchayat Samiti Baramati, Zilla Parishad Pune and Registration Dist. Pune, Sub district Tal. Baramati	Rs. 1,20,40,000.00 (Rupees One Crore Twenty Lakh and Forty Thousand Only)	Rs. 12,04,000.00 (Rupees Twelve Lakh and Four Thousand Only) By 11.06.2026 Till 12:00 PM	Not known
7.	All that piece and parcel of Shop /professional office bearing no. 03,	Rs. 32,30,000.00 (Rupees Thirty Two Lakh	Rs. 3,23,000.00 (Rupees Three Lakh and	Not known

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	admeasuring 10.76 Sq.Mtrs. Carpet + loft admeasuring 4.04 Sq.Mtrs., on Ground Floor, in Aishwarya Corner, Sy. No. 51/1/1, Kate Puram Chowk, lying and situated at Village Pimple-Gurav, Tal – Haveli, Dist. Pune and within the limits of Pimpri Chinchwad Municipal Corporation and Registration district Pune, Sub District Tal. Haveli Dist. Pune and owned by Mr. Sunil Udhavrao Deshkhaire	and Thirty Thousand Only)	Twenty Three Thousand Only) By 11.06.2026 Till 12:00 PM	
8.	All that piece and parcel of Plot No.-2, admeasuring 3362.44 Sq. mtrs. Out of Gat No.-133/B/1, Near Amruta Apartment, Village-Jalochi Tal. Baramati, Dist. Pune and within the limits of Panchayat Samiti and Jillha Parishad Baramati, Sub-Reg District Tal. Baramati and owned by Smt. Snehlata Arvind Galinde and Shri. Sharad Sadashiv Galinde	Rs. 4,70,70,000.00 (Rupees Four Crore Seventy Lakh and Seventy Thousand Only)	Rs. 47,07,000.00 (Rupees Forty Seven Lakh and Seven Thousand Only) By 11.06.2026 Till 12:00 PM	Not known

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, 2nd floor, Jangli Maharaj Road, Pune – 411004. Phone No. 02025511034, 6364905153 & 7509985705.

Date: 04.05.2026

Place: Pune

AUTHORISED OFFICER
CANARA BANK

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 04.05.2026

1.	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch, 1259, 2 nd Floor, Renuka Complex, J M Road, Deccan Gymkhana Pune- 411 004
2.	Name and Address of the Borrowers and Guarantors	1) M/s Indiana LED Lighting LLP (Borrower/Mortgagor) Factory Address: Gat No 17 (P), Near Mantra Magic Project, At post Chimbali, Tal Khed, Dist. Pune 412105 Through its Partners and Mortgagors/Guarantors: 2) Mr. Sudhir Udhavrao Deshkhaire Park Street, Titanium Park, Sr. No. 210/2/211/2, Flat No. D-102 Wakad, Pune 411057 3) Mrs. Manisha Sudhir Deshkhaire Park Street, Titanium Park, Sr. No. 210/2/211/2 Flat No. D-102, Wakad, Pune 411057 4) Mr. Sunil Udhavrao Deshkhaire (Mortgagor/Guarantor) F No.203, Mayuri Nagar S.No. 63 3 45, Near Katepur Pimple Gurav, Pune Maharashtra 411061 5) Mrs. Harshala Sunil Deshkhaire (Mortgagor/Guarantor) F.No.203, Mayuri Nagar 5. No. 63345, Near Katepur Pimple Gurav, Pune Maharashtra 411061 6) Mis Sindhraj Cashew Industries (Mortgagor/Guarantor) Plot No. 200, E Mock MIDC Baramati Dist. Pune Maharashtra 413133 7) Mr. Akshay Rajendra Galinde (Mortgagor/ Guarantor) S.No. 129, Part No. 13 14 15, Building No. 4, Yerawada Pune, Maharashtra – 411006 8) Mrs. Snehalata Arvind Galinde (Mortgagor/ Guarantor) Plot No. 2, Gat No.-133/B/1 (Old), 133/5(New), Near Amruta Apartment, Village-Jalochi, Tal-Baramati, Dist.

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		Pune-413102. Also at: Swatantra Sainik, S. B. Galinde Marg, Khatik Galli, Baramati, Pune 413102. 9) Mr. Sharad Sadashiv Galinde (Mortgagor/ Guarantor) Plot No. 2, Gat No.-133/B/1 (Old), 133/5(New), Near Amruta Apartment, Village-Jalochi, Tal-Baramati, Dist. Pune-413102.
3.	Total liabilities as on 21.04.2026	Rs. 34,32,54,173.91 (Rupees Thirty Four Crore Thirty Two Lakh Fifty Four Thousand One Hundred Seventy Three and Paise Ninety One only) as on 21.04.2026 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	11.06.2026 at 12:00 pm to 2:00 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:

Sr. no.	Location and details of the property	Reserve Price	EMD and last date to deposit EMD	Encumbrances
1.	All that piece and parcel of Plot No. A-16, Block no A, admeasuring 540 Sq.Mtrs. Together with construction of factory building at Baramati Industrial Area, MIDC lying and situated at Village Tandulwadi, Tal Baramati Dist. Pune and within the limits of Grampanchayat Tandulwadi and Panchayat Samiti Baramati, Zillah Parishad Pune and registration dist. Pune Sub-district Tal. Baramati owned by M/S Sindh Raj Cashew Industries through its partners: Mr. Akshay Rajendra Galinde, Mr. Sunil Udhavrao Deshkhaire	Rs. 63,07,000.00 (Rupees Sixty Three Lakh and Seven Thousand Only)	Rs. 6,30,700.00 (Rupees Six Lakh Thirty Thousand and Seven Hundred Only) By 11.06.2026 Till 12:00 PM	Not known



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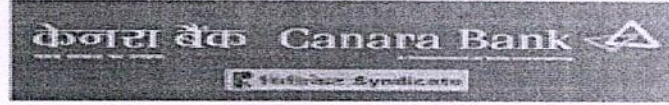
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2.	All the piece and parcel of Flat no E/ 803, 8th Floor, admeasuring carpet area of 61.80 Sq.Mtrs. With adjoining terrace admeasuring 18.21 Sq.Mtrs in building E, Near Finolex, Wisdom Park, Survey no. 24, having corresponding CTS No. 4693 (P) situated at Village Pimpri, Waghere, Tal Haveli, Dist. Pune- 411018 within the limits of Pimpri Chinchwad Municipal Corporation and registration district Pune and Sub District Tal. Haveli and the land underneath the said building and owned by Mr. Sunil Udhavrao Deshkhaire and Mrs. Harshala Sunil Deshkhaire.	Rs. 77,71,000.00 (Rupees Seventy Seven Lakh and Seventy One Thousand Only)	Rs. 7,77,100.00 (Rupees Seven Lakh Seventy Seven Thousand and One Hundred Only) By 11.06.2026 Till 12:00 PM	Not known
3.	All that piece and parcel of Flat bearing no D-102, 1st Floor, admeasuring carpet area of about 94.57 Sq.Mtrs. In building D with adjoining same level balcony having carpet area of about 7.98 Sq.Mtrs. and terrace having carpet area of about 6.04 Sq.Mtrs. And exclusive right to use Podium carpet area admeasuring 95.03 Sq. Mtrs. On first floor of building no. D, at Park street Project, Park Titanium, Plot no 3 & 4, Sr no 211/2, 210/2, 210/5 lying and situated at Village Wakad, Tal. Mulshi, Dist. Pune and within the limits of Pimpri Chinchwad Municipal Corporation, and registration district Pune and Sub District Tal. Mulshi and the land underneath and owned by Mr. Sudhir Udhavrao Deshkhaire and Mrs. Manisha Sudhir Deshkhaire.	Rs. 1,58,40,000.00 (Rupees One Crore Fifty Eight Lakh and Forty Thousand Only)	Rs. 15,84,000.00 (Rupees Fifteen Lakh Eighty Four Thousand Only) By 11.06.2026 Till 12:00 PM	Not known
4.	All the piece and parcel of Flat no E-103, 1st Floor, admeasuring carpet area of about 94.57 Sq.Mtrs. In building E with adjoining same level balcony having carpet area of about 7.98 Sq.Mtrs. and terrace having carpet area of about 6.04 sq.mtr. And exclusive right to use Podium carpet area admeasuring 95.03 Sq. Mtrs. On first floor in Building no. E, Park street Project, Park Titanium, Plot no 3 & 4, Sr no 211/2,	Rs. 1,58,40,000.00 (Rupees One Crore Fifty Eight Lakh and Forty Thousand Only)	Rs. 15,84,000.00 (Rupees Fifteen Lakh Eighty Four Thousand Only) By 11.06.2026 Till 12:00 PM	Not known

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	210/2, 210/5, lying and situated at Village Wakad, Tal. Mulshi, Dist. Pune and within the limits of Pimpri Chinchwad Municipal Corporation, and registration district Pune and Sub District Tal. Mulshi and the land underneath owned by Mr. Sudhir Udhavrao Deshkhaire and Mrs. Manisha Sudhir Deshkhaire.			
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7.	All that piece and parcel of Shop /professional office bearing no. 03, admeasuring 10.76 Sq.Mtrs. Carpet + loft admeasuring 4.04 Sq.Mtrs., on Ground Floor, in Aishwarya Corner, Sy. No. 51/1/1, Kate Puram Chowk, lying and situated at Village Pimple-Gurav, Tal – Haveli, Dist. Pune and within the limits of Pimpri Chinchwad Municipal Corporation and Registration district Pune, Sub District Tal. Haveli Dist. Pune and owned by Mr. Sunil Udhavrao Deshkhaire	Rs. 32,30,000.00 (Rupees Thirty Two Lakh and Thirty Thousand Only)	Rs. 3,23,000.00 (Rupees Three Lakh and Twenty Three Thousand Only) By 11.06.2026 Till 12:00 PM	Not known



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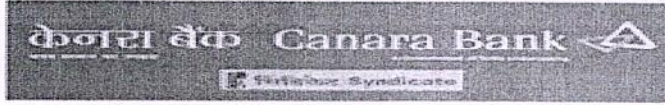
Email: cb5208@canarabank.com Phone – +91 20 25511034/6364905153/ 7509985705

8.	All that piece and parcel of Plot No.-2, admeasuring 3362.44 Sq. mtrs. Out of Gat No.-133/B/1, Near Amruta Apartment, Village-Jalochi Tal. Baramati, Dist. Pune and within the limits of Panchayat Samiti and Jilha Parishad Baramati, Sub-Reg District Tal. Baramati and owned by Smt. Snehlata Arvind Galinde and Shri. Sharad Sadashiv Galinde	Rs. 4,70,70,000.00 (Rupees Four Crore Seventy Lakh and Seventy Thousand Only)	Rs. 47,07,000.00 (Rupees Forty Seven Lakh and Seven Thousand Only) By 11.06.2026 Till 12:00 PM	Not known
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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 **04.06.2026 to 06.06.2026 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 **11.06.2026 by 12.00 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) for the properties having Reserve Price more than or equal to **Rs. 50,00,000.00** (Rs. Fifty Lakh only) and **Rs. 10,000.00** (Rs. Ten Thousand only) for the properties having Reserve Price less than **Rs. 50,00,000.00** (Rs. Fifty 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 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.

Internal



(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 25511034/6364905153/ 7509985705

- 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, 2nd 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. 6364905153, 7509985705, 020-25511034) 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: 04.05.2026

**AUTHORISED OFFICER
CANARA BANK**

[Signature]



Internal