



(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/MAY/2026-27

Date: 04.05.2026

To,

M/s Trillion Real Estate and Properties (India) Pvt. Ltd.

1st Floor, Wing A- 3/4/5, DSK Chintamani, 417, Shaniwar Peth, Pune- 411 030

M/s Trillion Real Estate and Properties (India) Pvt. Ltd.

301, Pramila Apartment, Lakaki Road, Model Colony, Shivaji Nagar, Pune- 411 016

Mr. Ashruba Shirang Garad

Flat No. 302, B-3 Floor, Tower No. 8, Amanora Park Tower, Near Magarpatta, Hadapsar, Pune- 411 028

Also at

At Post - Vidhyanagar, Tal. Parli, Dist. Beed PIN- 431 515

Mrs. Jaya Ashruba Garad

Flat No. 302, B-3 Floor, Tower No. 8, Amanora Park Tower, Near Magarpatta, Hadapsar, Pune- 411 028

Mrs. Jaya Ashruba Garad

Mondha Market Parli, Near Maruti Mandir, Parli Vaijanath, Parli, Dist. Beed PIN- 431 515

Mr. Somnath Vaijanath Sakre

Plot No. 167, 'Shree Prabhu' N-3, CIDCO, Jalana Road, Aurangabad- 431 003

Mr. Sandeep Omprakash Koyate

Niwara Housing Society", At & Post- Kopargaon, Tal- Kopargaon, Dist. Ahmednagar- 423 601

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

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 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 constructive possession of which has been taken by the Authorized 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" on **28.05.2026**, for recovery of **Rs. 158,29,55,874.48** (Rupees One Hundred Fifty Eight Crore Twenty Nine Lakh Fifty Five Thousand Eight Hundred Seventy Four and Paise Forty Eight Only) as on **21.04.2026** plus further interest and charges thereon due to the ARM Branch, Pune of Canara Bank from **M/s Trillion Real Estate And Properties (India) Pvt. Ltd.** (Borrower and Mortgagor), Mr. Somnath Vaijanath Sakre (Mortgagor and Guarantor), Mr. Sandeep Omprakash Koyate, (Mortgagor and Guarantor), Mr. Ashruba Shrirang Garad (Guarantor) and Mrs. Jaya Ashruba Garad (Guarantor).

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	Residential Non Agriculture Plots in the jointly name of Mr. Somnath Vaijanath Sakre and Mr. Sandeep Omprakash Koyate situated in Sai Niwara Township, Off Shirdi-Shanishignapur Road (Pimpalwadi Road), Village Rui, Taluka Rahata, Dist. Ahmednagar- 423 109 out of a) Gat No. 306 having total area admeasuring 92R bounded by: <table><tr><td>North</td><td>By part of Gat No. 305 and Gat No. 308</td></tr><tr><td>South</td><td>By part of Gat No. 306</td></tr><tr><td>East</td><td>By part of Gat No. 307</td></tr><tr><td>West</td><td>By part of Gat No. 303</td></tr></table> b) Gat No. 307 having total area admeasuring 31R <table><tr><td>North</td><td>By part of Gat No. 308</td></tr><tr><td>South</td><td>By part of Gat No. 307</td></tr><tr><td>East</td><td>By part of Gat No. 317</td></tr><tr><td>West</td><td>By part of Gat No. 306</td></tr></table> c) Gat No. 316 having total area admeasuring 54R <table><tr><td>North</td><td>By part of Gat No. 308 and Gat No. 312</td></tr><tr><td>South</td><td>By part of Gat No. 316</td></tr><tr><td>East</td><td>By part of Gat No. 315</td></tr><tr><td>West</td><td>By part of Gat No. 317</td></tr></table> d) Gat No. 317 having total area admeasuring 20R <table><tr><td>North</td><td>By part of Gat No. 308</td></tr></table>	North	By part of Gat No. 305 and Gat No. 308	South	By part of Gat No. 306	East	By part of Gat No. 307	West	By part of Gat No. 303	North	By part of Gat No. 308	South	By part of Gat No. 307	East	By part of Gat No. 317	West	By part of Gat No. 306	North	By part of Gat No. 308 and Gat No. 312	South	By part of Gat No. 316	East	By part of Gat No. 315	West	By part of Gat No. 317	North	By part of Gat No. 308	Rs. 4,90,00,000.00 (Rupees Four Crore Ninety Lakh only)	Rs. 49,00,000.00 (Rupees Forty Nine Lakh Only) By 28.05.2026 Till 12.00 PM	Not Known to bank
North	By part of Gat No. 305 and Gat No. 308																													
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South	By part of Gat No. 317			
East	By part of Gat No. 316			
West	By part of Gat No. 307			
e) Gat No. 312A having total area admeasuring 1H 29.02R + 9 R.P.K				
North	By Village Road			
South	By part of Gat No. 317			
East	By remaining part of Gat No. 312			
West	By part of Gat No. 308			

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, 6364905153, 7509985705.

Date: 04.05.2026
Place: Pune


AUTHORISED OFFICER
CANARA BANK



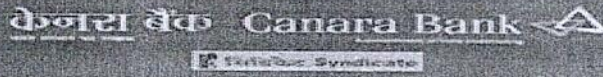




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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 04.05.2026

1.	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch 1259, Renuka Complex, 1 st Floor, J M road, Deccan Gymkhana, Pune -411004
2.	Name and Address of the Borrowers and Guarantors	1. M/s Trillion Real Estate and Properties (India) Pvt. Ltd. (Borrower & Mortgagor) 1st Floor, Wing A- 3/4/5, DSK Chintamani, 417, Shaniwar Peth, Pune- 411 030 Also at 301, Pramila Apartment, Lakaki Road, Model Colony, Shivaji Nagar, Pune- 411 016 2. Mr. Ashruba Shrirang Garad (Guarantor) Flat No. 302, B-3 Floor, Tower No. 8, Amanora Park Tower, Near Magarpatta, Hadapsar, Pune- 411 028 Also at At Post - Vidhyanagar, Tal. Parli, Dist. Beed PIN- 431 515 3. Mrs. Jaya Ashruba Garad (Guarantor) Flat No. 302, B-3 Floor, Tower No. 8, Amanora Park Tower, Near Magarpatta, Hadapsar, Pune- 411 028 Also at Mondha Market Parli, Near Maruti Mandir, Parli Vaijanath, Parli, Dist. Beed PIN- 431 515 4. Mr. Somnath Vaijanath Sakre (Mortgagor and Guarantor) Plot No. 167, 'Shree Prabhu' N-3, CIDCO, Jalana Road, Aurangabad- 431 003 5. Mr. Sandeep Omprakash Koyate, (Mortgagor and Guarantor) "Niwara Housing Society", At & Post- Kopargaon, Tal- Kopargaon, Dist. Ahmednagar- 423 601
3.	Total liabilities as on 21.04.2026	Rs. 158,29,55,874.48 (Rupees One Hundred Fifty Eight Crore Twenty Nine Lakh Fifty Five Thousand Eight Hundred Seventy Four and Paise Forty Eight Only) as on 21.04.2026 plus further interest and charges thereon due to the ARM Branch, Pune
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



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(c) Date and Time of Auction	28.05.2026 From 12.00 PM till 02.00 PM(With Unlimited Extension of 5 Minutes)
(d) Place of Auction	Online

5. The 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.	Residential Non Agriculture Plots in the jointly name of Mr. Somnath Vaijanath Sakre and Mr. Sandeep Omprakash Koyate situated in Sai Niwara Township, Off Shirdi-Shanishignapur Road (Pimpalwadi Road), Village Rui, Taluka Rahata, Dist. Ahmednagar- 423 109 out of f) Gat No. 306 having total area admeasuring 92R bounded by: <table><tr><td>North</td><td>By part of Gat No. 305 and Gat No. 308</td></tr><tr><td>South</td><td>By part of Gat No. 306</td></tr><tr><td>East</td><td>By part of Gat No. 307</td></tr><tr><td>West</td><td>By part of Gat No. 303</td></tr></table> g) Gat No. 307 having total area admeasuring 31R, <table><tr><td>North</td><td>By part of Gat No. 308</td></tr><tr><td>South</td><td>By part of Gat No. 307</td></tr><tr><td>East</td><td>By part of Gat No. 317</td></tr><tr><td>West</td><td>By part of Gat No. 306</td></tr></table> h) Gat No. 316 having total area admeasuring 54R, <table><tr><td>North</td><td>By part of Gat No. 308 and Gat No. 312</td></tr><tr><td>South</td><td>By part of Gat No. 316</td></tr><tr><td>East</td><td>By part of Gat No. 315</td></tr><tr><td>West</td><td>By part of Gat No. 317</td></tr></table> i) Gat No. 317 having total area admeasuring 20R and <table><tr><td>North</td><td>By part of Gat No. 308</td></tr><tr><td>South</td><td>By part of Gat No. 317</td></tr><tr><td>East</td><td>By part of Gat No. 316</td></tr><tr><td>West</td><td>By part of Gat No. 307</td></tr></table> j) Gat No. 312A having total area admeasuring 1H 29.02R + 9 R.P.K <table><tr><td>North</td><td>By Village Road</td></tr><tr><td>South</td><td>By part of Gat No. 317</td></tr><tr><td>East</td><td>By remaining part of Gat No. 312</td></tr><tr><td>West</td><td>By part of Gat No. 308</td></tr></table>	North	By part of Gat No. 305 and Gat No. 308	South	By part of Gat No. 306	East	By part of Gat No. 307	West	By part of Gat No. 303	North	By part of Gat No. 308	South	By part of Gat No. 307	East	By part of Gat No. 317	West	By part of Gat No. 306	North	By part of Gat No. 308 and Gat No. 312	South	By part of Gat No. 316	East	By part of Gat No. 315	West	By part of Gat No. 317	North	By part of Gat No. 308	South	By part of Gat No. 317	East	By part of Gat No. 316	West	By part of Gat No. 307	North	By Village Road	South	By part of Gat No. 317	East	By remaining part of Gat No. 312	West	By part of Gat No. 308			Not Known to bank
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6. Other terms and conditions:

- a) 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.
- b) The property can be inspected, with Prior Appointment with Authorized Officer, as on **18.05.2026 to 20.05.2026 between 11.00 AM to 03.00 PM**
- c) 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.
- d) 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 **28.05.2026 by 12.00 p.m.**
- e) 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- Ssupport.BAANKNET@psballiance.com; Contact No. +91 8291220220.
- f) 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- Ssupport.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). 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 Authorized 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) Authorized 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, 6364905153, 7509985705) e-mail id: cb5208@canarabank.com

SPECIAL INSTRUCTION/CAUTION



(Government of India Undertaking)

ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX

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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



