केनरा बैंक Canara Bank

सिंडिकेट Syndicate

(HEAD OFFICE: BANGALORE)
BRANCH OFFICE: ARM NAGPUR (6820)

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

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 under 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 Authorised Officer of Canara Bank, will be sold by holding public auction in **"As is where is", "As is what is", and "Whatever there is"** condition on **20.06.2026** for recovery of **Rs 54,32,142.22/-(Rupees Fifty Four Lakhs Thirty Two Thousand One Hundred Forty Two and Twenty Two Paisa Only)** as on **10-05-2026** + Interest applicable & other charges due to Secured creditor from **Mr Ankit Nagsen Patil**

The reserve price will be **Rs 51,39,000/-(Rupees Fifty One Lakhs Thirty Nine Thousand Only)** and the earnest money deposit will be **Rs. 5,13,900/- (Rupees Five Lakhs Thirteen Thousand Nine Hundred Only).** The Earnest Money Deposit shall be deposited on or before **19.06.2026 at 5.00 pm**.

1.	**Name and Address of the Secured Creditor**	Canara Bank, ASSET RECOVERY MANAGEMENT 1st Floor, Plot No. 32, Corporation Colony Near LAD square Metro Station, Gandhi Nagar Nagpur-440010 (Maharashtra)
2.	**Name and Address of the Borrowers and Guarantors**	Mr Ankit Nagsen Patil Address1. House No. 1203, Near Buddha Vihar,Bhimsena Nagar, Dabha, Nagpur-440023 Address 2.-Flat No. 101, First Floor, "Cherry height" Plot No.19, Block N, Mouza Kachipet, NMC Ward no.73, Tah. & Dist. Nagpur
3.	**Total liabilities as on 10-05-2026**	Rs 54,32,142.22/-(Rupees Fifty Four Lakhs Thirty Two Thousand One Hundred Forty Two and Twenty Two Paisa Only)Interest thereon + other charges
4.	(a)**Mode of Auction**	E-auction
	(b)**Details of Auction service provider**	M/S PSB Alliance pvt ltd through website https://baanknet.com/
	(c)**Date and Time of Auction**	20-06-2026 AND TIME: 11.00 AM to 12.00PM
	(d)**Place of Auction**	https://baanknet.com/

5.	**Details of property**	**Schedule of property A** All the piece and parcel of Plot No. in block- N (as per regularization Letter & Property Card), N-19 (as per sale deed), containing by total admeasuring 1500.00 sqf (as per sale deed),139.2930 Sq.mtrs. (as per Regularization letter issued by the N17) in Mahadeo nagar Gruh nirman Co-operative sanstha ltd., Sakkardara chowk Nagpur being a portion of the entire land bearing Survey/khasra no. 21/3 of Mouza- Kachimet,P.H.No.7, having Mpl.corporaion house no. 1758/E/191,Sheet No. 12 &28,City Survey no.21,situated at Ward No. 73, Kachimet, Nagpur with in the limits of NMC & NIT, Nagpur tah. Dist. Nagpur and said plot of the land is bounded as under: On the East- Plot no. 18 On the West-Plot no.20 On the North-Plot No.10 On the South-9.00 Mtr.wide Road **Schedule of Property B** **Description of Flat/Apartment hereby sold:** All that proportionate undivided share and interest in the total land fully describe in the schedule of Property-A here in above,along with RCC Superstructure bearing Flat/Apartment No. 101 on First Floor of the building named and styled as "CHERRY HEIGHT" to be constructed on the aforesaid said piece of the land and apartment having build-up area of 43.189 Sq.Mtr. & Super built up area of 992.839 Sq.Ft.(92.237 Sq.Mtr.) along with casementary right appurtenant thereto having 25.00% undivided and proportionate share and in common area
6.	**Reserve Price**	Rs 51,39,000/-(Rupees Fifty One Lakhs Thirty Nine Thousand Only)
7.	**Earnest Money Deposit**	Rs. 5,13,900/- (Rupees Five Lakhs Thirteen Thousand Nine Hundred Only)
8.	**The property can be inspected Date & Time**	19-06-2026 from 10:00am to 05:00pm

9 . **OTHER TERMS AND CONDITIONS:-**

a. The property/ies will be sold in AS is where is", As is what is", and Whatever there 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 9(e) below).

b. The property/ies will be sold above the Reserve Price.

c. The property can be inspected on 19-06-2026 between 10:00am to 05:00pm

d. Prospective bidders are advised to visit website https://baanknet.com/ and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 8291220220 Email: support.baanknet@psballiance.com.

e. The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs. 5,13,900/- (Rupees Five Lakhs Thirteen Thousand Nine Hundred Only) being of 10% of the Reserve Price 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" and provide following details on or before 5.00 p.m. of 19-06-2026.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 50,000/- (Rupees Fifty Thousand Only) (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.

g. The incremental amount/price during the time of each extension shall be Rs. 50,000/- (Rupees Fifty Thousand Only) (incremental price) and time shall be extended to 5 minutes when valid bid received in last minute.

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 of 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, ASSET RECOVERY MANAGEMENT (ARM) NAGPUR BRANCH, Nagpur, IFSC Code CNRB0006820.

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 is 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 e-Auction 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. The inspection of property put on auction will be permitted to interested bidders at site on 19-06-2026 from 10:00am to 05:00pm.

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 Manager ASSET RECOVERY MANAGEMENT (ARM) NAGPUR Branch of Canara Bank- (Contact No. 9271071694) 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.

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.

केनरा बैंक / CANARA BANK

प्राधिकृत अधिकारी / Authorized Officer
Asset Recovery Management Br., Nagpur
आस्ति वसूली प्रबंधन शाखा नागपुर

Date: 21-05-2026
Place: Nagpur

Authorised Officer
Canara Bank