

(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/ 7353372266

Ref: ARM/PUNE/AUCTION/HORIZON/JUNE/2026-27

Date: 21.05.2026

To,

M/s Horizon Enterprises

Regd. Office at Flat No. 1004,
A-2 Wing, Prism Housing Society,
Aundh, S.N. 6P +7, Pune-411067

Mr. Dhairyasheel Patil

At Flat No. 1, Jadhav Vasti,
Ramawadigaon, Nagar Road, Pune-411036

Mr. Utkarsh Patil

Flat No. 1004, A-2 Wing, Prism Housing Society,
Aundh, S.N. 6P +7, Pune-411067

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.

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

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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) & 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 Asset Recovery Management Branch, Pune of Canara Bank, 1st 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 **17.06.2026**, for recovery of Rs. **3,64,89,931.99** (Rupees Three Crore Sixty Four Lakh Eighty Nine Thousand Nine Hundred Thirty One and Paise Ninety Nine Only) as on **10.05.2026** plus further interest and charges due to the ARM branch, Pune of Canara Bank from **M/s Horizon Enterprises (Borrower)** Regd. Office Flat No. 1004, A-2 Wing, Prism Housing Society, Aundh, S.N. 6P +7, Pune and **Mr. Dhairyasheel Patil (Borrower/Guarantor)** and **Mr. Utkarsh Patil (Borrower/Guarantor)**.

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

Sl. No.	Location & Details of the Properties	Reserve Price	EMD & last date to deposit EMD	Known Encumbrance
1	All that piece and parcel of Row House, in East Manchester Homes, Unit No. A-118, Gat No. 473A, Behind Jilha Soot Girni, Ichalkaranji, Sangli road, Taluka- Shirol, District- Kolhapur. Boundaries: North: Public Road-Colony Road South: Remaining Part of Gat no. 473A & Road East: Property of Gat No. 497 & 499 West: Public Road- Colony Road (The Property is under Symbolic Possession)	Rs. 20,50,000.00 (Rupees Twenty Lakh Fifty Thousand Only)	Rs. 2,05,000.00 (Rs. Two Lakh Five Thousand Only) By 16.06.2026 Till 05.00 p.m.	Not known to bank
2.	All that piece and parcel of Row House No. A-84, Ground + First Floor, East Manchester Homes, Vistacore, Gat No. 473A, Near Parvati Vidya Mandir, Village. Yadrav, Tal. Shirol, Dist. Kolhapur 416121. (The Property is under Symbolic Possession)	Rs. 24,85,000.00 (Rupees Twenty Four Lakh Eighty Five Thousand Only)	Rs. 2,48,500.00 (Rs. Two Lakh Forty Eight Thousand Five Hundred Only) By 16.06.2026 Till 05.00 p.m.	Not known to bank

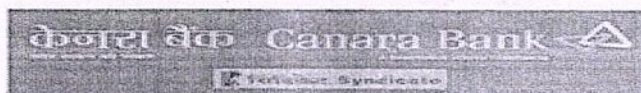
For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Chief Manager Canara Bank, ARM branch, 1259, Deccan Gymkhana, Renuka Complex, 1st floor, Jangli Maharaj Road, Pune – 411004. (Phone No. 020-25511034, +91 6364905153, +91 7353372266)

Date: 21.05.2026

Place: Pune



AUTHORISED OFFICER
CANARA BANK



(Government of India Undertaking)
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1ST FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)
Email: cb5208@canarabank.com Phone – +91 20 25511034/6364905153/ 7353372266

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 21.05.2026

1. Name and Address of the Secured Creditor	Canara Bank, ARM branch, 1259, Deccan Gymkhana, Renuka Complex, 1 st floor, Jangli Maharaj Road, Pune – 411004. Phone No. 020-25511034.
2. Name and Address of the Borrower (s)/ Guarantor(s)	1. M/s Horizon Enterprises (Borrower) Regd. Office at Flat No. 1004, A-2 Wing, Prism Housing Society, Aundh, S.N. 6P +7, Pune 2. Mr. Dhairyasheel Patil (Borrower/Guarantor) Proprietor M/s Horizon Enterprises At Flat No. 1, Jadhav Vasti, Ramawadigaon, Nagar Road, Pune. 3. Mr. Utkarsh Patil (Borrower/Guarantor) Flat No. 1004, A-2 Wing, Prism Housing Society, Aundh, S.N. 6P +7, Pune
3. Total liabilities as on 10.05.2026	Rs. 3,64,89,931.99 (Rupees Three Crore Sixty Four Lakh Eighty Nine Thousand Nine Hundred Thirty One and Paise Ninety Nine Only) as on 10.05.2026 plus further interest and 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 & Time of Auction	17.06.2026 from 12:00 pm to 2:00 pm with unlimited extensions 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:

Sl. No.	Location & Details of the Properties	Reserve Price	EMD & last date to deposit EMD	Known Encumbrance
1	All that piece and parcel of Row House, in East Manchester Homes, Unit No. A-118, Gat No. 473A, Behind Jilha Soot Girni, Ichalkaranji, Sangli road, Taluka- Shirol, District- Kolhapur. Boundaries: North: Public Road-Colony Road South: Remaining Part of Gat no. 473A & Road East: Property of Gat No. 497 &499 West: Public Road- Colony Road (The Property is under Symbolic Possession)	Rs. 20,50,000.00 (Rupees Twenty Lakh Fifty Thousand Only)	Rs. 2,05,000.00 (Rs. Two Lakh Five Thousand Only) By 16.06.2026 Till 05.00 p.m.	Not known to bank
2.	All that piece and parcel of Row House No. A-84, Ground + First Floor, East Manchester Homes, Vistacore, Gat No. 473A, Near Parvati Vidya Mandir, Village. Yadrav, Tal. Shirol, Dist. Kolhapur 416121. (The Property is under Symbolic Possession)	Rs. 24,85,000.00 (Rupees Twenty Four Lakh Eighty Five Thousand Only)	Rs. 2,48,500.00 (Rs. Two Lakh Forty Eight Thousand Five Hundred Only)	Not known to bank



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Email: cb5208@canarabank.com Phone – +91 20 25511034/6364905153/ 7353372266

		By 16.06.2026 Till 05.00 p.m.	
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6. Other terms and conditions:

- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.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 Authorized Officer, as on 08.06.2026 to 10.06.2026 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 16.06.2026 by 5.00 p.m.
- The 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. 10,000.00 (Rs. Ten Thousand 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.
- 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.
- 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.
- All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- 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.
- For further details contact Canara Bank, Asset Recovery Management Branch, Deccan Gymkhana, Pune (Phone No. 020-25511034, +91 6364905153, +91 7353372266) e-mail id: cb5208@canarabank.com.

SPECIAL INSTRUCTION/CAUTION

Place: Pune
Date: 21.05.2026



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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: 21.05.2026

