

(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

Date: 21.05.2026

Ref: RO-KOL/SAL/NOTICE/KDHAMALE/JUNE/2026-27

To,

M/s K Dhamale Infrastructure and Developers
"Praangan" Gat No 318(Part) Pune-Nashik Highway, Near Alandi Phata at Borhadewadi Taluka Haveli
Pune 412105

Mr Pratap Balasaheb Dhamale
R/at : 4A, Amoli Park, S. No. 16, Sangam Press Road ,Opp. Karishma Gate, Kothrud, Dist. Pune – 411038.

Mr Pratap Balasaheb Dhamale
R/at: Building No. A-4, Flat No. 3, Ganesh Nagar, Co-op Housing Society, Kothrud, Pune – 411038

Mr. Prakash Ramnarain Khetawat
R/at – Flat No. 2, Nandawan Terrace, Near Sobha Puram Warge, Dist. Pune – 411052

Mr Pandurang Mhadu Alhat
At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105

Mr. Tanaji Mhadu Alhat
At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105

Mr Arvind Mhadu Alhat
At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105

Mr Pandurang Mhadu Alhat (Son)
Mr Tanaji Mhadu Alhat (Son)
Mr Arvind Mhadu Alhat (Son)
(Legal Representatives of Late Mrs. Laxmibai Mhadu Alhat)
All At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105

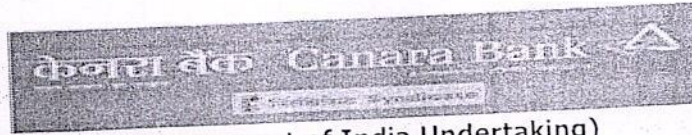
Mrs. Nanda Pandurang Alhat
At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105

Mr. Sachin Pandurang Alhat
At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105

Mr Hemant Pandurang Alhat
At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105

Mrs. Hemlata Pandurang Alhat
At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105

Mrs. Sushama Tanaji Alhat
At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105



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Mr. Sagar Tanaji Alhat

At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105

Mrs. Shital Shivaji Khedkar

At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105

Mrs. Sujata Arvind Alhat

At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105

Mr. Harish Arvind Alhat

At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105

Mrs. Harshada Shambu Borate

At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105

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 Rules 8(6) and 9 of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Canara Bank, ARM 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 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 thereunder, I am herewith sending the Sale Notice containing terms and conditions of the sale.

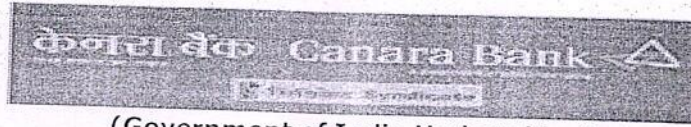
This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

Authorized Officer,
Canara Bank



ENCLOSURE – SALE NOTICE



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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

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 Rules 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 17.06.2026 for recovery of Rs. 8,66,44,437.12 (Rs. Eight Crore Sixty Six Lakh Forty Four Thousand Four Hundred Thirty Seven and Paise Twelve Only) as on 10.05.2026 plus further interest and charges due to the ARM branch, Pune of Canara Bank from M/s K Dhamale Infrastructure and Developers (Borrower), Mr Pratap Balasaheb Dhamale and Mr. Prakash Ramnarain Khetawat (Borrower) and below mentioned **mortgagors:** Mr Pandurang Mhadu Alhat, Mr. Tanaji Mhadu Alhat, Mr Arvind Mhadu Alhat, Late Mrs. Laxmibai Mhadu Alhat through its legal Representatives A) Mr Pandurang Mhadu Alhat (Son), B) Mr Tanaji Mhadu Alhat (Son), C) Mr Arvind Mhadu Alhat (Son), Mrs. Nanda Pandurang Alhat, Mr. Sachin Pandurang Alhat, Mr Hemant Pandurang Alhat, Mrs. Hemalata Pandurang Alhat, Mrs. Sushama Tanaji Alhat, Mr. Sagar Tanaji Alhat, Mrs. Shital Shivaji Khedkar, Mrs. Sujata Arvind Alhat, Mr. Harish Arvind Alhat, Mrs. Harshada Shambu Borate of loan in the name of M/s K Dhamale Infrastructure And Developers.

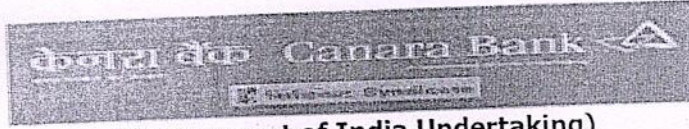
The details and full description of the property and reserve price, earnest money deposit, date of deposit of earnest money is as under:

Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
All that part and parcel of the immovable property consisting of Land with Residential & Commercial Building "Praangan" Gat No 318(Part) (Old Gate No 1440), Pune-Nashik Highway, Near Alandi Phata, at Borhadewadi Taluka Haveli, District Pune 412105. Boundaries: East: Pune-Nashik Highway West: Odha North: Property of Mr. Madhukar Alhat South: Property of Mr. Madhukar Alhat (The Property is under Symbolic Possession)	Rs. 6,70,00,000.00 (Rupees Six Crore Seventy Lakh Only)	Rs. 67,00,000.00 (Rupees Sixty Seven Lakh Only) By 16.06.2026 Till 05.00 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,

Date: 21.05.2026

Place: Pune



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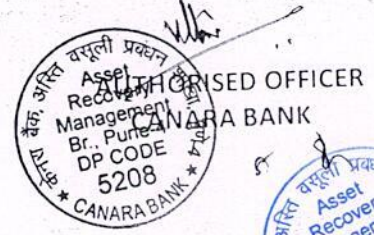
1ST FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)

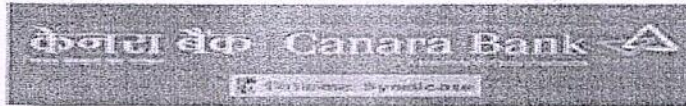
Email: cb5208@canarabank.com Phone – +91 20 25511034/6364905153/ 7353372266

Deccan Gymkhana, Renuka Complex, 2nd floor, Jangli Maharaj Road, Pune – 411004. Phone No. 02025511034, 6364905153, 7353372266.

Date: 21.05.2026

Place: Pune





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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/ 7353372266

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 21.05.2026

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	M/s K Dhamale Infrastructure And Developers (Borrower) "Praangan" Gat No 318(Part) (Old Gate No 1440).Pune-Nashik Highway, Near Alandi Phata at Borhadewadi Taluka Haveli Pune 412105 Mr Pratap Balasaheb Dhamale (Borrower/Guarantor) Address 1: 4A, Amoli Park, S. No. 16, Sangam Press Road, Opp. Karishma Gate, Kothrud, Dist. Pune – 411038. Address 2: Building No. A-4, Flat No. 3, Ganesh Nagar, Co-op Housing Society, Kothrud, Pune – 411038. Mr. Prakash Ramnarain Khetawat (Borrower/Guarantor) Flat No. 2, Nandawan Terrace, Near Sobha Puram Warge, Dist. Pune 411052. Mr Pandurang Mhadu Alhat (Mortgagor) At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105. Mr. Tanaji Mhadu Alhat (Mortgagor) At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105. Mr Arvind Mhadu Alhat (Mortgagor) At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105. Mr Pandurang Mhadu Alhat (Son) Mr Tanaji Mhadu Alhat (Son) Mr Arvind Mhadu Alhat (Son) (Legal Representatives of Late Mrs. Laxmibai Mhadu Alhat) (Mortgagor) All At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105. Mrs. Nanda Pandurang Alhat (Mortgagor) At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105. Mr. Sachin Pandurang Alhat (Mortgagor) At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105. Mr Hemant Pandurang Alhat (Mortgagor) At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105. Mrs. Hemlata Pandurang Alhat (Mortgagor) At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105.



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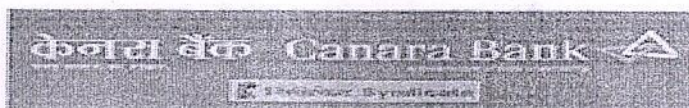
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		Mrs. Sushama Tanaji Alhat (Mortgagor) At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105. Mr. Sagar Tanaji Alhat (Mortgagor) At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105. Mrs. Shital Shivaji Khedkar (Mortgagor) At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105. Mrs. Sujata Arvind Alhat (Mortgagor) At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105. Mr. Harish Arvind Alhat (Mortgagor) At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105. Mrs. Harshada Shambu Borate (Mortgagor) At Borhadewadi Pune Nashik Highway, Moshi Tal: Haveli, Dist. Pune 412105.
3.	Total liabilities as on 10.05.2026	Rs. 8,66,44,437.12 (Rs. Eight Crore Sixty Six Lakh Forty Four Thousand Four Hundred Thirty Seven and Paise Twelve Only) as on 10.05.2026 plus further interest and charges
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	17.06.2026 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:

Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
All that part and parcel of the immovable property consisting of Land with Residential & Commercial Building "Praangan" Gat No 318(Part) (Old Gate No 1440), Pune-Nashik Highway, Near Alandi Phata, at Borhadewadi Taluka Haveli, District Pune 412105. Boundaries: East: Pune-Nashik Highway West: Odha	Rs. 6,70,00,000.00 (Rupees Six Crore Seventy Lakh Only)	Rs. 67,00,000.00 (Rupees Sixty Seven Lakh Only) By 16.06.2026 Till 05.00 PM	Not Known



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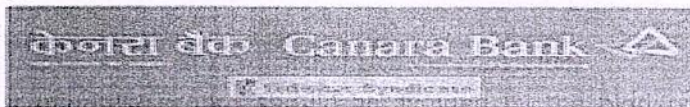
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Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
North: Property of Mr. Madhukar Alhat South: Property of Mr. Madhukar Alhat (The Property is under Symbolic Possession)			

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 from 08.06.2026 to 10.06.2026 between 11.00 AM to 03.00 PM on working days.
- 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 05.00 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). 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.
- 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.



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- 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, 7353372266, 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: 21.05.2026

