



आस्तिवसूली प्रबंधन शाखा मुम्बई / ARM BRANCH MUMBAI
4th FLOOR, CANARA BANK BUILDING, ADI MARZBAN STREET, MUMBAI – 400 001.
Email: cb2360@canarabank.com TEL. – 8655948019/54 WEB :: www.canarabank.com

REF: CB/ARM/AKASH/SALE NOTICE/2026-27/RP/JULY-33

DATE: 10.07.2026

To,

Mr. Akash Bhagwan Thorat	Mr. Akash Bhagwan Thorat	Mr. Akash Bhagwan Thorat
Room No 07 Chawl No 133 Anjirwadi Near New Post Office Mumbai Maharashtra In 400010	Flat Room No.508, 5th Floor , In The Building No.F-7, "Himalay Co-Operative Housing Society Limited "Situating At Rockline , Mmrda Colony, R.C Marg ,Near Rna Park, Vashinaka, Chembur , Village Anik, Atlika: Kurla & District :Mumbai ,Suburban- 400074	Flat No 102 on the 1st floor, in the building known as "BLISS RESIDENCY" 'D' Type Constructed on land bearing survey No 32/1A situated at village Dhamote, Taluka Karjat, District Raigad-410201.

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) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I, on behalf of Canara Bank, ARM Branch, Mumbai 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, Mumbai 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,

**AUTHORIZED OFFICER
CANARA BANK, ARM BRANCH, MUMBAI**

Encl: Sale Notice dated 10.07.2026

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(Auction Sale Notice for immovable properties)

SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 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/Movable 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 on As is where is”, As is what is” on **30.07.2026**, for recovery of **Rs. 63,55,184.00 (Rupees Sixty Three Lakh Fifty Five Thousand One Hundred and Eighty Four Only)** as on 31.03.2026 plus further Interest and cost from 01.04.2026) due to the ARM Branch of Canara Bank from **Sri Akash Bhagwan Thorat**.

1	Name and Address of the Secure Creditor	Canara Bank, ARM Branch, 4 th Floor, Canara Bank Building, AdiMarzban Street, Ballard Estate, Mumbai – 400 001
2	Name and Address of the Borrower & Guarantor	Mr. Akash Bhagwan Thorat Room No 07, Chawl No 133 Anjirwadi Near New Post Office Mumbai Maharashtra In 400010 Also at Flat Room No.508, 5th Floor , In The Building No.F-7, "Himalay Co-Operative Housing Society Limited "Situatd At Rockline, Mmrda Colony, R.C Marg ,Near Rna Park, Vashinaka, Chembur , Village:Anik, Atlika :Kurla & District :Mumbai ,Suburban-400074 Flat No 102 on the 1st floor, in the building known as "BLISS RESIDENCY" 'D' Type Constructed on land bearing survey No 32/1A situated at village Dhamote, Taluka Karjat, District Raigad-410201
3	Total liabilities as on 31.01.2026	Rs. 63,55,184.00 (Rupees Sixty Three Lakh Fifty Five Thousand One Hundred and Eighty Four Only) as on 31.03.2026 plus further Interest and cost from 01.04.2026)
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	E-auction M/s PSB ALLIANCE (BAANKNET) Helpline Number:8291220220, 9892219848 Email: support.BAANKNET@psballiance.com Website: https://baanknet.com/ 30.07.2026 (11.00.am to 12.00 pm) (with unlimited extension of 5 min. duration each till the conclusion of the sale). Online

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The reserve price and the earnest money deposit will be as mentioned below:

Lot	Description of the Property	Reserve Price	Earnest Money Deposit
1	All the part and parcel of Residential Flat being Flat No 102 on the 1st floor admeasuring 33.86 sq mtr Carpet area, in the building known as "BLISS RESIDENCY", 'D' Type Constructed on land bearing survey No 32/1A situated at village Dhamote, Taluka Karjat, District Raigad-410201. Bounded as follows: North: Open plot; South: Open plot; East: C wing and garden area blissfull Villa; West: Open plot	Rs.13,68,000/-	Rs.1,36,800/-
2	Residential Flat With Room No.508,On The 5th Floor ,Area Adm.225 Sqft(Carpet Area)Euivalent To Area Adm 25.09 Sq Mtrs (Built Up Area), In The Building No.F-7, "Himalay Co-Operative Housing Society Limited "Situatd At Rockline , Mmrda Colony, R.C Marg ,Near Rna Park ,Vashinaka,Chembur ,Village :Anik ,Atlika :Kurla & District :Mumbai ,Suburban-400074, Bearing Cts No.260/B,261/B. Bounded as follows: North: Road; South: Open Space; East: Building no 8 in Asthavinayak soc; West: Building no 6 in New Ekta soc	Rs.15,20,000/-	Rs.1,52,000/-

9. Other Terms and conditions:

- 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).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected on prior appointment from Authorized Officer.
- 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 7046612345/ 6354910172 /8291220220 /9892219848 /8160205051, Email:support.BAANKNET@psballiance.com).
- The intending bidders shall deposit Earnest Money Deposit (EMD), being 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 on or before **29.07.2026 at 05:00 PM**.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000/- (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

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- 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 a 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. 10,000/- (incremental price) and time shall be extended to 5 (minutes) when valid bid received in last minutes.
- h. 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 same day and or not later than next working day and the balance 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 Branch, IFSC Code **CNRB0002360**.
- 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 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 prior appointment from Authorized Officer.
- o. Authorized officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p. For further details may contact Sudarshan Joshi, Authorised Officer, Canara Bank, ARM Branch, Mumbai (Mobile no 8655948054) or Mr. Rupesh Pillewan, Manager, (Mob No.9380160126) E-mail id: cb2360@canarabank.com may be contacted 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./support.ebkray@procure247.com).



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1	Name and Address of the Secure Creditor	Canara Bank, ARM Branch, 4 th Floor, Canara Bank Building, AdiMarzban Street, Ballard Estate, Mumbai – 400 001
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- The property/ies will be sold above the Reserve Price.
- The property can be inspected on prior appointment from Authorized Officer.
- 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 7046612345/ 6354910172 /8291220220 /9892219848 /8160205051, Email: support.BAANKNET@psballiance.com).
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- h. 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 same day and or not later than next working day and the balance 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 Branch, IFSC Code **CNRB0002360**.
- 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 applicable, same shall be paid by the Successful buyer as per Government guidelines.
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3	Total liabilities as on 31.01.2026	Rs. 63,55,184.00 (Rupees Sixty Three Lakh Fifty Five Thousand One Hundred and Eighty Four Only) as on 31.03.2026 plus further Interest and cost from 01.04.2026)
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	E-auction M/s PSB ALLIANCE (BAANKNET) Helpline Number:8291220220, 9892219848 Email: support.BAANKNET@psballiance.com Website: https://baanknet.com/ 30.07.2026 (11.00.am to 12.00 pm) (with unlimited extension of 5 min. duration each till the conclusion of the sale). Online

आस्तिवसूली प्रबंधन शाखा मुम्बई / ARM BRANCH MUMBAI
 4th FLOOR, CANARA BANK BUILDING, ADI MARZBAN STREET, MUMBAI – 400 001.
 Email: cb2360@canarabank.com TEL. – 8655948019/54 WEB :: www.canarabank.com

The reserve price and the earnest money deposit will be as mentioned below:

Lot	Description of the Property	Reserve Price	Earnest Money Deposit
1	All the part and parcel of Residential Flat being Flat No 102 on the 1st floor admeasuring 33.86 sq mtr Carpet area, in the building known as "BLISS RESIDENCY", 'D' Type Constructed on land bearing survey No 32/1A situated at village Dhamote, Taluka Karjat, District Raigad-410201. Bounded as follows: North: Open plot; South: Open plot; East: C wing and garden area blissfull Villa; West: Open plot	Rs.13,68,000/-	Rs.1,36,800/-
2	Residential Flat With Room No.508,On The 5th Floor ,Area Adm.225 Sqft(Carpet Area)Euivalent To Area Adm 25.09 Sq Mtrs (Built Up Area), In The Building No.F-7, "Himalay Co-Operative Housing Society Limited "Situated At Rockline , Mmrda Colony, R.C Marg ,Near Rna Park ,Vashinaka,Chembur ,Village :Anik ,Atlika :Kurla & District :Mumbai ,Suburban-400074, Bearing Cts No.260/B,261/B. Bounded as follows: North: Road; South: Open Space; East: Building no 8 in Asthavinayak soc; West: Building no 6 in New Ekta soc	Rs.15,20,000/-	Rs.1,52,000/-

9. Other Terms and conditions:

- 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).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected on prior appointment from Authorized Officer.
- 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 7046612345/ 6354910172 /8291220220 /9892219848 /8160205051, Email:support.BAANKNET@psballiance.com).
- The intending bidders shall deposit Earnest Money Deposit (EMD), being 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 on or before **29.07.2026 at 05:00 PM**.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000/- (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

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- 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 a 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. 10,000/- (incremental price) and time shall be extended to 5 (minutes) when valid bid received in last minutes.
- h. 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 same day and or not later than next working day and the balance 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 Branch, IFSC Code **CNRB0002360**.
- 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 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 prior appointment from Authorized Officer.
- o. Authorized officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p. For further details may contact Sudarshan Joshi, Authorised Officer, Canara Bank, ARM Branch, Mumbai (Mobile no 8655948054) or Mr. Rupesh Pillewan, Manager, (Mob No.9380160126) E-mail id: cb2360@canarabank.com may be contacted 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./support.ebkray@procure247.com).



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REF: CB/ARM/AKASH/SALE NOTICE/2026-27/RP/JULY-33

DATE: 10.07.2026

To,

Mr. Akash Bhagwan Thorat	Mr. Akash Bhagwan Thorat	Mr. Akash Bhagwan Thorat
Room No 07 Chawl No 133 Anjirwadi Near New Post Office Mumbai Maharashtra In 400010	Flat Room No.508, 5th Floor , In The Building No.F-7, "Himalay Co-Operative Housing Society Limited "Situating At Rockline , Mmrda Colony, R.C Marg ,Near Rna Park, Vashinaka, Chembur , Village Anik, Atlika: Kurla & District :Mumbai ,Suburban- 400074	Flat No 102 on the 1st floor, in the building known as "BLISS RESIDENCY" 'D' Type Constructed on land bearing survey No 32/1A situated at village Dhamote, Taluka Karjat, District Raigad-410201.

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) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I, on behalf of Canara Bank, ARM Branch, Mumbai 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, Mumbai 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,

**AUTHORIZED OFFICER
CANARA BANK, ARM BRANCH, MUMBAI**

Encl: Sale Notice dated 10.07.2026

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(Auction Sale Notice for immovable properties)

SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 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/Movable 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 on As is where is”, As is what is” on **30.07.2026**, for recovery of **Rs. 63,55,184.00 (Rupees Sixty Three Lakh Fifty Five Thousand One Hundred and Eighty Four Only)** as on 31.03.2026 plus further Interest and cost from 01.04.2026) due to the ARM Branch of Canara Bank from **Sri Akash Bhagwan Thorat**.

1	Name and Address of the Secure Creditor	Canara Bank, ARM Branch, 4 th Floor, Canara Bank Building, AdiMarzban Street, Ballard Estate, Mumbai – 400 001
2	Name and Address of the Borrower & Guarantor	Mr. Akash Bhagwan Thorat Room No 07, Chawl No 133 Anjirwadi Near New Post Office Mumbai Maharashtra In 400010 Also at Flat Room No.508, 5th Floor , In The Building No.F-7, "Himalay Co-Operative Housing Society Limited "Situatd At Rockline, Mmrda Colony, R.C Marg ,Near Rna Park, Vashinaka, Chembur , Village:Anik, Atlika :Kurla & District :Mumbai ,Suburban-400074 Flat No 102 on the 1st floor, in the building known as "BLISS RESIDENCY" 'D' Type Constructed on land bearing survey No 32/1A situated at village Dhamote, Taluka Karjat, District Raigad-410201
3	Total liabilities as on 31.01.2026	Rs. 63,55,184.00 (Rupees Sixty Three Lakh Fifty Five Thousand One Hundred and Eighty Four Only) as on 31.03.2026 plus further Interest and cost from 01.04.2026)
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	E-auction M/s PSB ALLIANCE (BAANKNET) Helpline Number:8291220220, 9892219848 Email: support.BAANKNET@psballiance.com Website: https://baanknet.com/ 30.07.2026 (11.00.am to 12.00 pm) (with unlimited extension of 5 min. duration each till the conclusion of the sale). Online

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The reserve price and the earnest money deposit will be as mentioned below:

Lot	Description of the Property	Reserve Price	Earnest Money Deposit
1	All the part and parcel of Residential Flat being Flat No 102 on the 1st floor admeasuring 33.86 sq mtr Carpet area, in the building known as "BLISS RESIDENCY", 'D' Type Constructed on land bearing survey No 32/1A situated at village Dhamote, Taluka Karjat, District Raigad-410201. Bounded as follows: North: Open plot; South: Open plot; East: C wing and garden area blissfull Villa; West: Open plot	Rs.13,68,000/-	Rs.1,36,800/-
2	Residential Flat With Room No.508,On The 5th Floor ,Area Adm.225 Sqft(Carpet Area)Euivalent To Area Adm 25.09 Sq Mtrs (Built Up Area), In The Building No.F-7, "Himalay Co-Operative Housing Society Limited "Situatd At Rockline , Mmrda Colony, R.C Marg ,Near Rna Park ,Vashinaka,Chembur ,Village :Anik ,Atlika :Kurla & District :Mumbai ,Suburban-400074, Bearing Cts No.260/B,261/B. Bounded as follows: North: Road; South: Open Space; East: Building no 8 in Asthavinayak soc; West: Building no 6 in New Ekta soc	Rs.15,20,000/-	Rs.1,52,000/-

9. Other Terms and conditions:

- 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).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected on prior appointment from Authorized Officer.
- 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 7046612345/ 6354910172 /8291220220 /9892219848 /8160205051, Email: support.BAANKNET@psballiance.com).
- The intending bidders shall deposit Earnest Money Deposit (EMD), being 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 on or before **29.07.2026 at 05:00 PM**.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000/- (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

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- 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 a 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. 10,000/- (incremental price) and time shall be extended to 5 (minutes) when valid bid received in last minutes.
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- 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 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 Branch, IFSC Code **CNRB0002360**.
- 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 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.
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