

(Government of India Undertaking)
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

Ref: ARM/PUNE/DISHASHIKSHAN/AUGUST/2026-27

Date: 17.07.2026

To,

M/s Om B Tech Engineers
Regd. Office/Factory at Plot No.94/4,
Sector No.10, PCNTDA Bhosari,
Pune-411026. (Maharashtra)

Mrs. Vijaya Bhagwat Jaware

Flat no. A-18, G Block on First floor of the Building, "Moris Electronics Employees Co-op Housing Society Ltd. On plot no. RH-23/1, Thermax Chowk, Near Kasturi Market, Sambhaji Nagar at Chinchwad, Tal. Haveli, Pune-411019

Mrs Vijaya Bhagwat Jaware

Flat No. A-01, on ground floor, wing "A" building, In "Pawandham Apartment Condominium" On plot no. 144D, sector no.11, On Spine Road, Near Tulsi Landmark, at Chikhali, Tal Haveli, Pune -411062

Mr. Bhagwat Vikram Jaware (Guarantor)

Flat no. A-18, G Block on First floor of the Building, "Moris Electronics Employees Co-op Housing Society Ltd. On plot no. RH-23/1, Thermax Chowk, Near Kasturi Market, Sambhaji Nagar at Chinchwad, Tal. Haveli, Pune-411019

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/movable Properties under the Securitization 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/movable properties mortgaged/charged to the Secured Creditor, the **Symbolic 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" basis on **25.08.2026** for recovery of Rs. **9,86,23,632.96** (Rupees Nine Crore Eighty Six Lac Twenty Three Thousand Six Hundred Thirty Two Rupees and Ninety Six Paise Only) as on **06.07.2026** plus further interest and charges due to the ARM branch, Pune of Canara Bank from **M/s Om B Tech Engineers (Borrower) Regd. Office at Plot no. 94/4 sector no. 10, PCNTDA Bhosari, Pune, Maharashtra 411026, Mrs. Vijaya Bhagwat Jaware (Proprietress) and Mr. Bhagwat Vikram Jaware, owner of mentioned properties.**

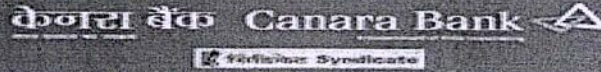
Details of full description of the immovable/movable properties, Reserve Price, EMD and last date to deposit EMD are as follows:

Sl. No	Location & Details of the Properties	Reserve Price	EMD & last date to deposit EMD	Encumbrances
1.	Flat No. A-01, On ground floor, of the wing "A" building, in "Pawandham Apartment Condominium" on plot no. 144D, sector no.11, On Spine Road, Near Tulsi Landmark, at Chikhali, Tal Haveli, Pune 411062. Admeasuring 127.85 sq.mtr In the name of Mrs. Vijaya Jaware. Boundaries: East: Society Road Internal West: Flat no. 2 South: Side Margin/ Main Road North: Parking	Rs. 38,00,000.00 (Rs. Thirty Eight Lakh only)	Rs. 3,80,000.00 (Rs. Three Lakh Eighty Thousand only) By 24.08.2026 Till 05.00 P.M.	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, ARM branch, 1259, Deccan Gymkhana, Renuka Complex, 2nd floor, Jangli Maharaj Road, Pune – 411004. Phone No. 02025511034 6364905153, 7353372266 during office hours on any working day.

Date: 17.07.2026
Place: Pune


AUTHORISED OFFICER
CANARA BANK

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 17.07.2026

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 Om B Tech Engineers Regd. Office/Factory at Plot No.94/4, Sector No.10, PCNTDA Bhosari, Pune-411026. Mrs. Vijaya Bhagwat Jaware Flat no. A-18, G Block On First floor of the Building, "Moris Electronics Employees Co-op Housing Society Ltd. On plot no. RH-23/1, Thermax Chowk, Near Kasturi Market, Sambhaji Nagar at Chinchwad, Tal. Haveli, Pune- 411019 Mrs Vijaya Bhagwat Jaware Flat No. A-01, On ground floor, wing "A" building, in "Pawandham Apartment Condominium" on plot no. 144D, sector no.11, On Spine Road, Near Tulsi Landmark, at Chikhali, Tal Haveli, Pune -411062 Mr. Bhagwat Vikram Jaware (Guarantor) Flat no. A-18, G Block On First floor of the Building, "Moris Electronics Employees Co-op Housing Society Ltd. On plot no. RH-23/1, Thermax Chowk, Near Kasturi Market, Sambhaji Nagar at Chinchwad, Tal. Haveli, Pune- 411019
3.	Total liabilities	Rs. 9,86,23,632.96 (Rupees Nine Crore Eighty Six Lac Twenty Three Thousand Six Hundred Thirty Two Rupees and Ninety Six Paise Only) as on 06.07.2026 plus further interest and charges as applicable
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	25.08.2026 at 12:00 pm to 1:00 pm with unlimited extension of 5 minutes each
	(d) Place of Auction	Online

5. The details of property, 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	Encumbrances
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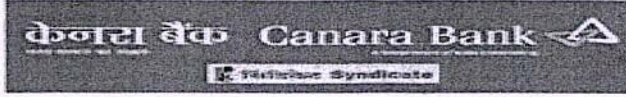


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6. Other terms and conditions:

- 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 Authorized Officer, as on **17.08.2026 to 21.08.2026 between 11.00 AM to 05.00 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 **24.08.2026 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. 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 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 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.



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- 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, 7353372266) 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: 17.07.2026

**AUTHORISED OFFICER
CANARA BANK**

