



(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. no. ARM/PUNE/AUCTION/AUGUST/2026-27

Date: 30.07.2026

To,

1) M/s Suddpram Auto Engineering Co Pvt. Ltd. (Borrower/Mortgagor)

Factory Address:

Gat No 277, Opp. Mercedes Benz, Chakan Industrial Area, Alp Nighoje, Tal Khed, Dist. Pune 410 501

Through its Directors and Mortgagors/Guarantors:

2) Mr. Sudhir Udhavrao Deshkhaire (Director/Mortgagor/Guarantor)

Park Street, Titanium Park, Sr. No. 210/2/211/2, Flat No. D. 102, Wakad, Pune 411057

3) Mr. Pradeep Kumar Dinanath Makan (Director/Guarantor)

Survey No. 10/13/16, Ganga Nagar, Old Sangavi, Makan Hospital Pune 411027

4) Ms. Mahananda Udhavrao Deshkhaire (Mortgagor/Guarantor)

Park Street, Titanium Park, Sr. No. 210/2/211/2, Flat No. D-102, Wakad, Pune 411057

5) Mrs. Harshala Sunil Deshkhaire (Mortgagor/Guarantor)

F.No. 203, Mayuri Nagar S.No. 63 3 4.5, Near Katepur Pimple Gurav, Pune 411061

6) Mr. Sunil Udhavrao Deshkhaire (Mortgagor/Guarantor)

F.No.203, Mayuri Nagar S.No. 63 3 4 5, Near Katepur Pimple Gurav, Pune 411061

7) Mrs. Manisha Sudhir Deshkhaire (Mortgagor/Guarantor)

Park Street, Titanium Park, Sr. No. 210/2/211/2, Flat No. D- 102, Wakad, Pune 411057

8) M/s Indiana LED Lighting LLP (Guarantor)

Park Street, Titanium Park, Sr. No. 210/2/211/2, Flat No. D-102, Wakad, Pune 411057

And also at: Gat No 17 (P), Near Mantra Magic Project, at post Chimbali, Tal Khed, Dist. Pune 412105

By Regd. Post AD/Speed Post

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 that, I, on behalf of Canara Bank, ARM Branch, Pune have taken possession of the asset described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in

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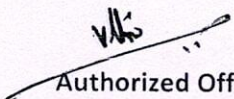
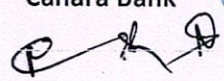
Email: cb5208@canarabank.com Phone – +91 20 25511034/6364905153/7353372266

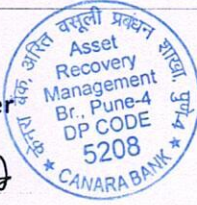
connection with outstanding dues payable by you to our Asset Recovery Management Branch, Pune of Canara Bank.

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 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.


Authorized 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) 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 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 **24.08.2026** for recovery of **Rs. 11,11,96,321.60** (Rupees Eleven Crore Eleven Lac Ninety Six Thousand Three Hundred Twenty One and Sixty Paise Only) as on **22.07.2026** plus further interest and charges due to the ARM branch, Pune of Canara Bank from **1) M/s Suddpram Auto Engineering Co Pvt. Ltd. (Borrower/Mortgagor)**, through its Directors a) Mr. Sudhir Udhavrao Deshkhaire residing at Park Street, Titanium Park, Sr. No. 210/2/211/2, Flat No. D-102, Wakad, Pune 411057; b) Mr. Pradeep Kumar Dinanath Makan, residing at Survey no. 10/13/16, Ganga Nagar, Old Sangavi, Makan Hospital Pune - 411027; and **Mortgagors/Guarantors** a) Ms. Mahananda Udhavrao Deshkhaire (**Mortgagor/Guarantor**); residing at Park Street, Titanium Park, Sr. No. 210/2/211/2, Flat No. D-102, Wakad, Pune 411057, b) Mrs. Harshala Sunil Deshkhaire (**Mortgagor/Guarantor**), F.No. 203, Mayuri Nagar S.No. 63 3 4.5, Near Katepur Pimple Gurav, Pune 411061; c) Mr. Sunil Udhavrao Deshkhaire (**Mortgagor/Guarantor**), residing at F.No.203, Mayuri Nagar S.No. 63/3/4/5, Near Katepur Pimple Gurav, Pune 411061; d) Mrs. Manisha Sudhir Deshkhaire (**Mortgagor/Guarantor**) residing at Park Street, Titanium Park, Sr. No. 210/2/211/2, Flat No. D- 102, Wakad, Pune 411057; e) **M/s Indiana LED Lighting LLP (Guarantor)**; registered address at Park Street, Titanium Park, Sr. No. 210/2/211/2, Flat No. D-102, Wakad, Pune 411057; and also at Gat No 17 (P), Near Mantra Magic Project, at post Chimbali, Tal Khed, Dist. Pune 412105.

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

Sr. no.	Location and details of the property	Reserve Price	EMD and last date to deposit EMD	Encumbrances
1.	All that part and parcel of open plot admeasuring 324.08 Sq. mtrs. together with construction raised thereon bearing property No. 1050302085 out of Survey No. 13/2/1, having corresponding CTS no. 1298, lying and situated at Village Sangvi, Tal Haveli, Dist. Pune and within the limits of Pimpri Chinchwad Municipal Corporation and registration Dist. Pune, Sub-dist. Tal Haveli and owned by Mr. Sudhir Udhavrao Deshkhaire and Mr. Sunil Udhavrao Deshkhaire	Rs. 1,15,93,000.00 (Rupees One Crore Fifteen Lakh and Ninety Three Thousand Only) (For property no. 1 and 2)	Rs. 11,59,300.00 (Rupees Eleven Lakh Fifty Nine Thousand and Three Hundred Only) By 23.08.2026 Till 05:00 PM	Not known

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2.	All that part and parcel of land admeasuring 139.66 Sq. mtrs. together with construction raised thereon bearing Property No. 1050302179 out of Plot No. 85, survey no. 13/1+2, lying and situated at Village Sangvi, Tal Haveli, Dist. Pune and within the limits of Pimpri Chinchwad Municipal Corporation and registration Dist. Pune, Sub-dist. Tal Haveli and owned by Mr. Sudhir Udhavrao Deshkhaire.		(For property no. 1 and 2)	
3.	All that part and parcel of flat no. F-202, admeasuring 735 sq. fts. i.e. 68.28 sq. mtrs. Build-up & terrace admeasuring 60 sq. ft. i.e. 5.57 sq. mtrs. On Second Floor in 'F' Wing, Mayur Nagari, "F" Building Co-Op. HSG. SOC. LTD., Survey No. 63/4 & 63/5, lying and situated at Village Pimple Gaurav, Tal Haveli, Dist. Pune, and within the limits of Pimpri Chinchwad Municipal Corporation and registration Dist. Pune, Sub-dist. Tal Haveli and the land underneath the said land and is owned by Mr. Sudhir Udhavrao Deshkhaire, Mrs. Manisha Sudhir Deshkhaire and Smt. Mahananda Udhavrao Deshkhaire.	Rs. 46,54,000.00 (Rupees Forty Six Lakh and Fifty Four Thousand Only)	Rs. 4,65,400.00 (Rupees Four Lakh Sixty Five Thousand and Four Hundred Only) By 23.08.2026 Till 05:00 PM	Not known
4.	All that part and parcel of Flat No. F-203, admeasuring 695 Sq.Ft. i.e. 64.57 Sq. mtrs. Built up and terrace admeasuring 86 Sq.Ft. i.e. 7.99 Sq. mtrs. On Second floor in "F" Wing, Mayur Nagari, "F" Building Co-Op. HSG. SOC. LTD., Survey No. 63/4 and 63/5, lying and situated at Village Pimple Gaurav, Tal Haveli, Dist. Pune, and within the limits of Pimpri Chinchwad Municipal Corporation and registration Dist. Pune, Sub-dist. Tal Haveli and the land underneath the said land and is owned by Mr. Sunil Udhavrao Deshkhaire, Mrs. Harshala Sunil Deshkhaire and Smt. Mahananda Udhavrao Deshkhaire.	Rs. 45,72,000.00 (Rupees Forty Five Lakh and Seventy Two Thousand Only)	Rs. 4,57,200.00 (Rupees Four Lakh Fifty Seven Thousand and Two Hundred Only) By 23.08.2026 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, Deccan Gymkhana, Renuka Complex, 2nd floor, Jangli Maharaj Road, Pune – 411004. Phone No. 02025511034, 6364905153 & 7353372266.

Date: 30.07.2026

Place: Pune

AUTHORISED OFFICER
CANARA BANK

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[Handwritten Signature]



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DETAILED TERMS AND CONDITIONS

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	1) M/s Suddpram Auto Engineering Co Pvt. Ltd. (Borrower/Mortgagor) Factory Address: Gat No 277, Opp. Mercedes Benz, Chakan Industrial Area, Alp Nighoje, Tal Khed, Dist. Pune 410 501 Through its Directors and Mortgagors/Guarantors: 2) Mr. Sudhir Udhavrao Deshkhaire (Director/Mortgagor/Guarantor) Park Street, Titanium Park, Sr. No. 210/2/211/2, Flat No. D. 102, Wakad, Pune 411057 3) Mr. Pradeep Kumar Dinanath Makan (Director/Guarantor) Survey No. 10/13/16, Ganga Nagar, Old Sangavi, Makan Hospital Pune 411027 4) Ms. Mahananda Udhavrao Deshkhaire (Mortgagor/Guarantor) Park Street, Titanium Park, Sr. No. 210/2/211/2, Flat No. D-102, Wakad, Pune 411057 5) Mrs. Harshala Sunil Deshkhaire (Mortgagor/Guarantor) F.No. 203, Mayuri Nagar S.No. 63 3 4.5, Near Katepur Pimple Gurav, Pune 411061 6) Mr. Sunil Udhavrao Deshkhaire (Mortgagor/Guarantor) F.No.203, Mayuri Nagar S.No. 63 3 4 5, Near Katepur Pimple Gurav, Pune 411061 7) Mrs. Manisha Sudhir Deshkhaire (Mortgagor/Guarantor) Park Street, Titanium Park, Sr. No. 210/2/211/2, Flat No. D- 102, Wakad, Pune 411057 8) M/s Indiana LED Lighting LLP (Guarantor)

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		Park Street, Titanium Park, Sr. No. 210/2/211/2, Flat No. D-102, Wakad, Pune 411057 And also at: Gat No 17 (P), Near Mantra Magic Project, At post Chimbali, Tal Khed, Dist. Pune 412105
3.	Total liabilities	Rs. 11,11,96,321.60 (Rupees Eleven Crore Eleven Lac Ninety Six Thousand Three Hundred Twenty One and Sixty Paise Only) as on 22.07.2026 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	24.08.2026 at 12:00 pm to 1:00 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:

Sr. no.	Location and details of the property	Reserve Price	EMD and last date to deposit EMD	Encumbrances
1.	All that part and parcel of open plot admeasuring 324.08 Sq. mtrs. together with construction raised thereon bearing property No. 1050302085 out of Survey No. 13/2/1, having corresponding CTS no. 1298, lying and situated at Village Sangavi, Tal Haveli, Dist. Pune and within the limits of Pimpri Chinchwad Municipal Corporation and registration Dist. Pune, Sub-dist. Tal Haveli and owned by Mr. Sudhir Udhavrao Deshkhaire and Mr. Sunil Udhavrao Deshkhaire	Rs. 1,15,93,000.00 (Rupees One Crore Fifteen Lakh and Ninety Three Thousand Only) (For property no. 1 and 2)	Rs. 11,59,300.00 (Rupees Eleven Lakh Fifty Nine Thousand and Three Hundred Only) By 23.08.2026 Till 05:00 PM (For property no. 1 and 2)	Not known
2.	All that part and parcel of land admeasuring 139.66 Sq. mtrs. together with construction raised thereon bearing Property No. 1050302179 out of Plot No. 85, survey no. 13/1+2, lying and situated at Village Sangavi, Tal Haveli, Dist. Pune and within the limits of Pimpri Chinchwad			

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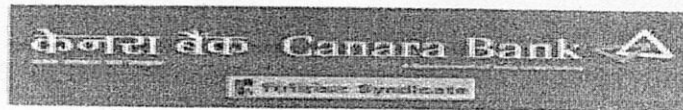
Email: cb5208@canarabank.com Phone – +91 20 25511034/6364905153/7353372266

	Municipal Corporation and registration Dist. Pune, Sub-dist. Tal Haveli and owned by Mr. Sudhir Udhavrao Deshkhaire			
3.	All that part and parcel of flat no. F-202, admeasuring 735 Sq.Ft. i.e. 68.28 sq. mtrs. Build-up & terrace admeasuring 60 sq. ft. i.e. 5.57 sq. mtrs. On Second Floor in 'F' Wing, Mayur Nagari, "F" Building Co-Op. HSG. SOC. LTD., Survey No. 63/4 & 63/5, lying and situated at Village Pimple Gaurav, Tal Haveli, Dist. Pune, and within the limits of Pimpri Chinchwad Municipal Corporation and registration Dist. Pune, Sub-dist. Tal Haveli and the land underneath the said land and is owned by Mr. Sudhir Udhavrao Deshkhaire, Mrs. Manisha Sudhir Deshkhaire and Smt. Mahananda Udhavrao Deshkhaire.	Rs. 46,54,000.00 (Rupees Forty Six Lakh and Fifty Four Thousand Only)	Rs. 4,65,400.00 (Rupees Four Lakh Sixty Five Thousand and Four Hundred Only) By 23.08.2026 Till 05:00 PM	Not known
4.	All that part and parcel of Flat No. F-203, admeasuring 695 Sq.Ft. i.e. 64.57 Sq. mtrs. Built up and terrace admeasuring 86 Sq.Ft. i.e. 7.99 Sq. mtrs. On Second floor in "F" Wing, Mayur Nagari, "F" Building Co-Op. HSG. SOC. LTD., Survey No. 63/4 and 63/5, lying and situated at Village Pimple Gaurav, Tal Haveli, Dist. Pune, and within the limits of Pimpri Chinchwad Municipal Corporation and registration Dist. Pune, Sub-dist. Tal Haveli and the land underneath the said land and is owned by Mr. Sunil Udhavrao Deshkhaire, Mrs. Harshala Sunil Deshkhaire and Smt. Mahananda Udhavrao Deshkhaire.	Rs. 45,72,000.00 (Rupees Forty Five Lakh and Seventy Two Thousand Only)	Rs. 4,57,200.00 (Rupees Four Lakh Fifty Seven Thousand and Two Hundred Only) By 23.08.2026 Till 05:00 PM	Not known

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, 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.

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- d) 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 23.08.2026 by 05.00 p.m.
- e) 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.
- f) 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.
- g) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- h) 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) for the properties having Reserve Price more than or equal to Rs. 50,00,000.00 (Rs. Fifty Lakh only) and Rs. 10,000.00 (Rs. Ten Thousand only) for the properties having Reserve Price less than Rs. 50,00,000.00 (Rs. Fifty 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.
- i) 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.
- 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) 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



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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. 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: 30.07.2026

AUTHORISED OFFICER
CANARA BANK



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