



(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/SEPTEMBER/2026-27

Date: 04.09.2026

To,

M/s KBC Global Limited (Erstwhile M/s Karda Constructions Ltd.) (Borrower)

Address 1: 2nd Floor, Gulmohar Status above Business Bank, Samarth Nagar, Nashik-422005

Address 2: Saikrupa Commercial Complex, Tilak Road, Muktidhan, Nashik Road, Nashik- 422101

Mr. Naresh Jagumal Karda (Director, Guarantor and Mortgagor)

Address: Karda House, Gulmohar Colony, Anand Nagar,
Behind Muktidham Nashik Road, Nashik Maharashtra- 422101

Legal Heirs of Late Mr. Manohar Jagumal Karda (Since deceased) (Director, Guarantor and Mortgagor)

A. Bharati Karda (Wife)

B. Deepti Manohar Karda (Daughter)

C. Drishti Manohar Karda (Daughter)

All R/o at Address: Karda House, Gulmohar Colony, Anand Nagar, Nashik Road, Nashik Maharashtra- 422101

Mr. Vasudev Jagumal Karda (Guarantor and Mortgagor)

Address: Karda House, Gulmohar Colony, Anand Nagar, Behind Muktidham Nashik Road, Nashik Maharashtra- 422101.

Mr. Karamchand Jagumal (Guarantor and Mortgagor)

Address: Karda House, Gulmohar Colony, Anand Nagar, Behind Muktidham Nashik Road, Nashik Maharashtra- 422101

Mr. Prem Jagumal Karda (Guarantor and Mortgagor)

Address: Karda House, Gulmohar Colony, Anand Nagar, Behind Muktidham Nashik Road, Nashik Maharashtra- 422101

Mr. Laxman Jagumal Karda (Guarantor and Mortgagor)

Address: Karda House, Gulmohar Colony, Anand Nagar, Behind Muktidham Nashik Road, Nashik Maharashtra- 422101

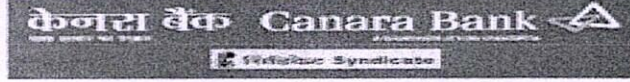
Mrs. Disha Naresh Karda (Director and Guarantor)

Address: Karda House, Gulmohar Colony, Anand Nagar, Behind Muktidham Nashik Road, Nashik Maharashtra- 422101

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



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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 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.

Yours faithfully,

Authorized Officer
Canara Bank



ENCLOSURE – SALE NOTICE

(Government of India Undertaking)
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1ST FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)
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SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to 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 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, 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 **28.09.2026**, for recovery of **Rs. 10,94,57,486.80** (Rupees Ten Crore Ninety Four Lac Fifty Seven Thousand Four Hundred Eighty Six and Eighty Paise Only) as on **23.08.2026** plus further interest due to the Asset Recovery Management Branch, Pune of Canara Bank from **M/s KBC Global Limited (Erstwhile M/s Karda Constructions Ltd.)** (Borrower), Mr. Naresh Jagumal Karda (Director, Guarantor and Mortgagor), Legal Heirs of Late Mr. Manohar Jagumal Karda (Since deceased) (Director, Guarantor and Mortgagor) a. Bharati Karda (Wife) b. Deepti Manohar Karda (Daughter) c. Drishti Manohar Karda (Daughter), Mr. Vasudev Jagumal Karda (Guarantor and Mortgagor), Mr. Karamchand Jagumal (Guarantor and Mortgagor), Mr. Prem Jagumal Karda (Guarantor and Mortgagor), Mr. Laxman Jagumal Karda (Guarantor and Mortgagor) and Mrs. Disha Naresh Karda (Director and Guarantor).

The details and full description of the property and 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	Known Encumbrance
1	Flat No. 1, having carpet area 587.92 sq. ft. i.e. 54.619 Sq.Mtrs. on the first floor, of building known as "Karda Co-op. Housing Society Ltd. Nasik Road", constructed on Plot No. 1, from in and out of Survey No. 34/1A/2A/1 (Old Survey No. 34/1A/1+34/2A/1), area admeasuring 294.75 Sq.Mtrs, assessed at Rs. 185.69, situated at village Deolali, Taluka & District Nashik in the name of Mr. Vasudev Jagumal Karda Boundaries: North: Open Space South : Flat No. 2 & Staircase East: Open Space West: Open Space	Rs. 22,50,000.00 (Rupees Twenty Two Lakh Fifty Thousand Only)	Rs. 2,25,000.00 (Rupees Two Lakh Twenty Five Thousand Only) By 27.09.2026 Till 05.00 PM	Not Known to bank
2	Flat No. 2, having carpet area 587.92 sq. ft. i.e. 54.619 Sq.Mtrs. on the first floor, of building known as "Karda Co-op. Housing Society Ltd. Nasik Road", constructed on Plot No. 1, from in and out of Survey No. 34/1A/2A/1 (Old Survey No. 34/1A/1+34/2A/1), area admeasuring 294.75 Sq.Mtrs, assessed at Rs. 185.69,	Rs. 22,50,000.00 (Rupees Twenty Two Lakh Fifty Thousand Only)	Rs. 2,25,000.00 (Rupees Two Lakh Twenty Five Thousand Only) By 27.09.2026 Till 05.00 PM	Not Known to bank



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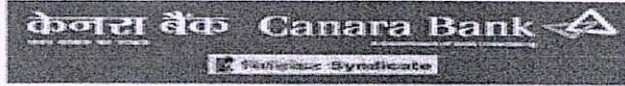
1ST FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)

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

	situated at village Deolali, Taluka & District Nashik in the name of Mr. Karamchand Jagumal Karda Boundaries: North: Marginal Space South: Flat No. 1 East: Marginal Space West: Marginal Space & Staircase			
3	Flat No. 3, having carpet area 587.92 sq. ft. i.e. 54.619 Sq.Mtrs. on the Second floor, of building known as "Karda Co-op. Housing Society Ltd. Nasik Road", constructed on Plot No. 1, from in and out of Survey No. 34/1A/2A/1 (Old Survey No. 34/1A/1+34/2A/1), area admeasuring 294.75 Sq.Mtrs, assessed at Rs. 185.69, situated at village Deolali, Taluka & District Nashik in the name of Mr. Manohar Jagumal Karda (deceased). Boundaries: North: Marginal Space South: Flat No. 4 East: Marginal Space West: Marginal Space & Staircase	Rs. 22,50,000.00 (Rupees Twenty Two Lakh Fifty Thousand Only)	Rs. 2,25,000.00 (Rupees Two Lakh Twenty Five Thousand Only) By 27.09.2026 Till 05.00 PM	Not Known to bank
4	Flat No. 4, having carpet area 587.92 sq. ft. i.e. 54.619 Sq.Mtrs. on the Second floor, of building known as "Karda Co-op. Housing Society Ltd. Nasik Road", constructed on Plot No. 1, from in and out of Survey No. 34/1A/2A/1 (Old Survey No. 34/1A/1+34/2A/1), area admeasuring 294.75 Sq.Mtrs, assessed at Rs. 185.69, situated at village Deolali, Taluka & District Nashik in the name of Mr. Naresh Jagumal Karda Boundaries: North: Marginal Space South: Flat No. 3 East: Marginal Space West: Marginal Space & Staircase	Rs. 22,50,000.00 (Rupees Twenty Two Lakh Fifty Thousand Only)	Rs. 2,25,000.00 (Rupees Two Lakh Twenty Five Thousand Only) By 27.09.2026 Till 05.00 PM	Not Known to bank
5	Flat No. 5, having carpet area 587.92 sq. ft. i.e. 54.619 Sq.Mtrs. on the Second floor, of building known as "Karda Co-op. Housing Society Ltd. Nasik Road", constructed on Plot No. 1, from in and out of Survey No. 34/1A/2A/1 (Old Survey No. 34/1A/1+34/2A/1), area admeasuring 294.75 Sq.Mtrs, assessed at Rs. 185.69, situated at village Deolali, Taluka & District	Rs. 22,50,000.00 (Rupees Twenty Two Lakh Fifty Thousand Only)	Rs. 2,25,000.00 (Rupees Two Lakh Twenty Five Thousand Only) By 27.09.2026 Till 05.00 PM	Not Known to bank

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	Nashik in the name of Mr. Laxman Jagumal Karda Boundaries: North: Marginal Space South: Flat No. 6 East: Marginal Space West: Marginal Space & Staircase																							
6	Flat No. 6, having carpet area 587.92 sq. ft. i.e. 54.619 Sq.Mtrs. on the Second floor, of building known as "Karda Co-op. Housing Society Ltd. Nasik Road", constructed on Plot No. 1, from in and out of Survey No. 34/1A/2A/1 (Old Survey No. 34/1A/1+34/2A/1), area admeasuring 294.75 Sq.Mtrs, assessed at Rs. 185.69, situated at village Deolali, Taluka & District Nashik in the name of Mr. Prem Jagumal Karda Buildups Area- 705 Sq.Ft Boundaries: North: Flat No. 5 South: Marginal Space East: Marginal Space West: Marginal Space & Staircase	Rs. 22,50,000.00 (Rupees Twenty Two Lakh Fifty Thousand Only)	Rs. 2,25,000.00 (Rupees Two Lakh Twenty Five Thousand Only) By 27.09.2026 Till 05.00 PM	Not Known to bank																				
7	All that piece and parcel of N. A. land area admeasuring 00Hectare 13 Ares +P.K. 00Hectare 01 Ares, total area admeasuring 00Hectare 14 Ares of Survey No. 146/1, N. A. land area admeasuring 00Hectare 16 Ares +P.K. 00Hectare 01 Ares, total area admeasuring 00Hectare 17 Ares of Survey No. 146/2, N. A. land area admeasuring 00Hectare 39 Ares Survey No. 146/3 and N.A. land area admeasuring 00H 10 Ares from in and out of Survey No. 34/3B situated at village Sansari, Taluka & Dist. Nashik in the name of Mr. Naresh Jagumal Karda Boundaries: <table border="1" data-bbox="213 1556 730 1895"> <tr> <td></td><td>Survey No. 146/1</td><td>Survey No. 146/2</td><td>Survey No. 146/3</td><td>Survey No. 34/3B</td></tr> <tr> <td>North</td><td>Nala</td><td>Nala</td><td>Nala</td><td>Nala</td></tr> <tr> <td>South</td><td>Sr. No. 33</td><td>Sr. No. 33</td><td>Sr. No. 33</td><td>Sr. No. 33/4</td></tr> <tr> <td>East</td><td>Sr. No. 146/2</td><td>Sr. No. 146/3</td><td>Sr. No. 147</td><td>Sr. No. 146/1</td></tr> </table>		Survey No. 146/1	Survey No. 146/2	Survey No. 146/3	Survey No. 34/3B	North	Nala	Nala	Nala	Nala	South	Sr. No. 33	Sr. No. 33	Sr. No. 33	Sr. No. 33/4	East	Sr. No. 146/2	Sr. No. 146/3	Sr. No. 147	Sr. No. 146/1	Rs.7,70,00,000.00 (Rupees Seven Crore Seventy Lakh Only)	Rs.77,00,000.00 (Rupees Seventy Seven Lakh Only) By 27.09.2026 Till 05.00 PM	Not Known to bank
	Survey No. 146/1	Survey No. 146/2	Survey No. 146/3	Survey No. 34/3B																				
North	Nala	Nala	Nala	Nala																				
South	Sr. No. 33	Sr. No. 33	Sr. No. 33	Sr. No. 33/4																				
East	Sr. No. 146/2	Sr. No. 146/3	Sr. No. 147	Sr. No. 146/1																				



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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

West	Sr. No. 146/2	Sr. No. 146/1	Sr. No. 146/2	Sr. 34/3A	No.			
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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. +91 20 25511034/6364905153/7353372266.

Date: 04.09.2026

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)
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DETAILED TERMS AND CONDITIONS

1.	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch, 1259, 1 st Floor, Renuka Complex, J M Road, Deccan Gymkhana Pune- 411 004
2.	Name and Address of the Borrowers/Guarantors	M/s KBC Global Limited (Erstwhile M/s Karda Constructions Ltd.) (Borrower) Address 1: 2nd Floor, Gulmohar Status above Business Bank, Samarth Nagar, Nashik-422005 Address 2: Saikrupa Commercial Complex, Tilak Road, Muktidham, Nashik Road, Nashik- 422101 Mr. Naresh Jagumal Karda (Director, Guarantor and Mortgagor) Address: Karda House, Gulmohar Colony, Anand Nagar, Behind Muktidham Nashik Road, Nashik Maharashtra-422101 Legal Heirs of Late Mr. Manohar Jagumal Karda (Since deceased) (Director, Guarantor and Mortgagor) A. Bharati Karda (Wife) B. Deepti Manohar Karda (Daughter) C. Drishti Manohar Karda (Daughter) All R/o at Address: Karda House, Gulmohar Colony, Anand Nagar, Nashik Road, Nashik Maharashtra- 422101 Mr. Vasudev Jagumal Karda (Guarantor and Mortgagor) Address: Karda House, Gulmohar Colony, Anand Nagar, Behind Muktidham Nashik Road, Nashik Maharashtra-422101. Mr. Karamchand Jagumal (Guarantor and Mortgagor) Address: Karda House, Gulmohar Colony, Anand Nagar, Behind Muktidham Nashik Road, Nashik Maharashtra-422101 Mr. Prem Jagumal Karda (Guarantor and Mortgagor) Address: Karda House, Gulmohar Colony, Anand Nagar, Behind Muktidham Nashik Road, Nashik Maharashtra-422101 Mr. Laxman Jagumal Karda (Guarantor and Mortgagor) Address: Karda House, Gulmohar Colony, Anand Nagar, Behind Muktidham Nashik Road, Nashik Maharashtra-422101 Mrs. Disha Naresh Karda (Director and Guarantor)



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		Address: Karda House, Gulmohar Colony, Anand Nagar, Behind Muktidham Nashik Road, Nashik Maharashtra-422101.
3.	Total liabilities	Rs. 10,94,57,486.80 (Rupees Ten Crore Ninety Four Lac Fifty Seven Thousand Four Hundred Eighty Six and Eighty Paise Only) as on 23.08.2026 and further interest & 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 and Time of Auction	28.09.2026 at 12:00 pm to 1:00 pm with unlimited extension of 5 minutes each
	(d) Place of Auction	Online

5. Details of Properties

Sl. No	Location & Details of the Properties	Reserve Price	EMD & last date to deposit EMD	Known Encumbrance
1	Flat No. 1, having carpet area 587.92 sq. ft. i.e. 54.619 Sq.Mtrs. on the first floor of building known as "Karda Co-op. Housing Society Ltd. Nasik Road", constructed on Plot No. 1, from in and out of Survey No. 34/1A/2A/1 (Old Survey No. 34/1A/1+34/2A/1), area admeasuring 294.75 Sq.Mtrs, assessed at Rs. 185.69, situated at village Deolali, Taluka & District Nashik in the name of Mr. Vasudev Jagumal Karda Boundaries: North: Open Space South : Flat No. 2 & Staircase East: Open Space West: Open Space	Rs. 22,50,000.00 (Rupees Twenty Two Lakh Fifty Thousand Only)	Rs. 2,25,000.00 (Rupees Two Lakh Twenty Five Thousand Only) By 27.09.2026 Till 05.00 PM	Not Known to bank
2	Flat No. 2, having carpet area 587.92 sq. ft. i.e. 54.619 Sq.Mtrs. on the first floor of building known as "Karda Co-op. Housing Society Ltd. Nasik Road", constructed on Plot No. 1, from in and out of Survey No. 34/1A/2A/1 (Old Survey No. 34/1A/1+34/2A/1), area admeasuring 294.75 Sq.Mtrs, assessed at Rs. 185.69, situated at village Deolali, Taluka & District Nashik in the name of Mr. Karamchand Jagumal Karda Boundaries: North: Marginal Space South: Flat No. 1 East: Marginal Space	Rs. 22,50,000.00 (Rupees Twenty Two Lakh Fifty Thousand Only)	Rs. 2,25,000.00 (Rupees Two Lakh Twenty Five Thousand Only) By 27.09.2026 Till 05.00 PM	Not Known to bank

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	West: Marginal Space & Staircase			
3	Flat No. 3, having carpet area 587.92 sq. ft. i.e. 54.619 Sq.Mtrs. on the Second floor of building known as "Karda Co-op. Housing Society Ltd. Nasik Road", constructed on Plot No. 1, from in and out of Survey No. 34/1A/2A/1 (Old Survey No. 34/1A/1+34/2A/1), area admeasuring 294.75 Sq.Mtrs, assessed at Rs. 185.69, situated at village Deolali, Taluka & District Nashik in the name of Mr. Manohar Jagumal Karda (deceased). Boundaries: North: Marginal Space South: Flat No. 4 East: Marginal Space West: Marginal Space & Staircase	Rs. 22,50,000.00 (Rupees Twenty Two Lakh Fifty Thousand Only)	Rs. 2,25,000.00 (Rupees Two Lakh Twenty Five Thousand Only) By 27.09.2026 Till 05.00 PM	Not Known to bank
4	Flat No. 4, having carpet area 587.92 sq. ft. i.e. 54.619 Sq.Mtrs. on the Second floor of building known as "Karda Co-op. Housing Society Ltd. Nasik Road", constructed on Plot No. 1, from in and out of Survey No. 34/1A/2A/1 (Old Survey No. 34/1A/1+34/2A/1), area admeasuring 294.75 Sq.Mtrs, assessed at Rs. 185.69, situated at village Deolali, Taluka & District Nashik in the name of Mr. Naresh Jagumal Karda Boundaries: North: Marginal Space South: Flat No. 3 East: Marginal Space West: Marginal Space & Staircase	Rs. 22,50,000.00 (Rupees Twenty Two Lakh Fifty Thousand Only)	Rs. 2,25,000.00 (Rupees Two Lakh Twenty Five Thousand Only) By 27.09.2026 Till 05.00 PM	Not Known to bank
5	Flat No. 5, having carpet area 587.92 sq. ft. i.e. 54.619 Sq.Mtrs. on the Second floor, of building known as "Karda Co-op. Housing Society Ltd. Nasik Road", constructed on Plot No. 1, from in and out of Survey No. 34/1A/2A/1 (Old Survey No. 34/1A/1+34/2A/1), area admeasuring 294.75 Sq.Mtrs, assessed at Rs. 185.69, situated at village Deolali, Taluka & District Nashik in the name of Mr. Laxman Jagumal Karda Boundaries: North: Marginal Space South: Flat No. 6 East: Marginal Space West: Marginal Space & Staircase	Rs. 22,50,000.00 (Rupees Twenty Two Lakh Fifty Thousand Only)	Rs. 2,25,000.00 (Rupees Two Lakh Twenty Five Thousand Only) By 27.09.2026 Till 05.00 PM	Not Known to bank



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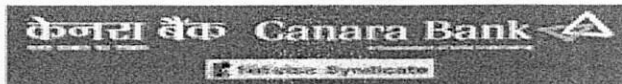
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6	Flat No. 6, having carpet area 587.92 sq. ft. i.e. 54.619 Sq.Mtrs. on the Second floor, of building known as "Karda Co-op. Housing Society Ltd. Nasik Road", constructed on Plot No. 1, from in and out of Survey No. 34/1A/2A/1 (Old Survey No. 34/1A/1+34/2A/1), area admeasuring 294.75 Sq.Mtrs, assessed at Rs. 185.69, situated at village Deolali, Taluka & District Nashik in the name of Mr. Prem Jagumal Karda Buildups Area- 705 Sq.Ft Boundaries: North: Flat No. 5 South: Marginal Space East: Marginal Space West: Marginal Space & Staircase	Rs. 22,50,000.00 (Rupees Twenty Two Lakh Fifty Thousand Only)	Rs. 2,25,000.00 (Rupees Two Lakh Twenty Five Thousand Only) By 27.09.2026 Till 05.00 PM	Not Known to bank																									
7	All that piece and parcel of N. A. land area admeasuring 00Hectare 13 Ares +P.K. 00Hectare 01 Ares, total area admeasuring 00Hectare 14 Ares of Survey No. 146/1, N. A. land area admeasuring 00Hectare 16 Ares +P.K. 00Hectare 01 Ares, total area admeasuring 00Hectare 17 Ares of Survey No. 146/2, N. A. land area admeasuring 00Hectare 39 Ares Survey No. 146/3 and N.A. land area admeasuring 00H 10 Ares from in and out of Survey No. 34/3B situated at village Sansari, Taluka & Dist. Nashik in the name of Mr. Naresh Jagumal Karda Boundaries: <table border="1"> <tr> <td></td><td>Survey No. 146/1</td><td>Survey No. 146/2</td><td>Survey No. 146/3</td><td>Survey No. 34/3B</td></tr> <tr> <td>North</td><td>Nala</td><td>Nala</td><td>Nala</td><td>Nala</td></tr> <tr> <td>South</td><td>Sr. No. 33</td><td>Sr. No. 33</td><td>Sr. No. 33</td><td>Sr. 33/4</td></tr> <tr> <td>East</td><td>Sr. No. 146/2</td><td>Sr. No. 146/3</td><td>Sr. No. 147</td><td>Sr. 146/1</td></tr> <tr> <td>West</td><td>Sr. No. 146/2</td><td>Sr. No. 146/1</td><td>Sr. No. 146/2</td><td>Sr. 34/3A</td></tr> </table>		Survey No. 146/1	Survey No. 146/2	Survey No. 146/3	Survey No. 34/3B	North	Nala	Nala	Nala	Nala	South	Sr. No. 33	Sr. No. 33	Sr. No. 33	Sr. 33/4	East	Sr. No. 146/2	Sr. No. 146/3	Sr. No. 147	Sr. 146/1	West	Sr. No. 146/2	Sr. No. 146/1	Sr. No. 146/2	Sr. 34/3A	Rs.7,70,00,000.00 (Rupees Seven Crore Seventy Lakh Only)	Rs.77,00,000.00 (Rupees Seventy Seven Lakh Only) By 27.09.2026 Till 05.00 PM	Not Known to bank
	Survey No. 146/1	Survey No. 146/2	Survey No. 146/3	Survey No. 34/3B																									
North	Nala	Nala	Nala	Nala																									
South	Sr. No. 33	Sr. No. 33	Sr. No. 33	Sr. 33/4																									
East	Sr. No. 146/2	Sr. No. 146/3	Sr. No. 147	Sr. 146/1																									
West	Sr. No. 146/2	Sr. No. 146/1	Sr. No. 146/2	Sr. 34/3A																									

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 21.09.2026 to 25.09.2026 between 11.00 AM to 05.00 PM



(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

- c) 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.
- 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 **27.09.2026 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. 10,000.00** (Rupees Ten Thousand Only) for property Sr. No 1 to 6 and **Rs. 1, 00,000.00** (Rupees One lakh only) for property Sr. No 7 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 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 communication to that effect will be issued which shall be subject to approval by the Authorized Officer/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 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.
- 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. +91 20 25511034/6364905153/7353372266) 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. 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: 04.09.2026

AUTHORISED OFFICER
CANARA BANK

P D B

