(Government of India Undertaking)
Asset Recovery Management Branch, Sukhwani Business Hub,
3rd Floor, Nashik Phata Chowk, Kasarwadi, Pune – 411034 (Maharashtra)
Email: cb5208@canarabank.com Phone –6364905153/7353372266

Ref: ARM/SAL/NOTICE/BALAJI/NOVEMBER/2026-27 Date: 30.10.2026

To,

1. **Mr. Balaji Gulabsingh Thakur (Borrower)**
   Address 1: S No 48 1 B Sainagar,
   Chandan Nagar, Kharadi
   Pune-411014
   Address 2: Flat No. 606, 6th floor, Building/Wing B, Sai Sahavas,
   Behind Primary Health Centre, Wadgaon Road, Mouje. Wadebolhai,
   Tal. Haveli, Dist. Pune 412207

2. **Mrs. Shobha Balaji Thakur (Co-Borrower)**
   Address 1: S No 48 1 B Sainagar,
   Chandan Nagar, Kharadi
   Pune-411014
   Address 2: Flat No. 606, 6th floor, Building/Wing B, Sai Sahavas,
   Behind Primary Health Centre, Wadgaon Road, Mouje. Wadebolhai,
   Tal. Haveli, Dist. Pune 412207
   (As per last known address)

Property Address: Flat No. 606, 6th floor, Building/Wing B, Sai Sahavas, Gat No. 53, Behind Primary Health Centre, Wadgaon Road, Mouje. Wadebolhai, Tal. Haveli, Dist. Pune 412207.

Dear Sir,
Subject: 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, 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,

Asset Recovery Management Br. Pune-I 5208

Authorized Officer,
Canara Bank

ENCLOSURE – SALE NOTICE

(Government of India Undertaking)
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3rd Floor, Nashik Phata Chowk, Kasarwadi, Pune – 411034 (Maharashtra)
Email: cb5208@canarabank.com Phone -6364905153/7353372266

SALE NOTICE

E-auction sale notice for sale of immovable properties the securitization and reconstruction of financial assets 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 property mortgaged/ charged to the secured Creditor, the **Physical Possession** of which has been taken by the Authorized Officer of Asset Recovery Management Branch, Pune of Canara Bank, Sukhwani Business Hub, 3rd Floor, Nashik Phata Chowk, Kasarwadi, Pune – 411034, will be sold on AS is where is", As is what is", and Whatever there is" on **25.11.2026**, for recovery of **Rs. 28,53,961.82** (Rupees Twenty Eight Lac Fifty Three Thousand Nine Hundred Sixty One and Eighty Two Paise Only) as on **05.10.2026** plus further interest due to the Assets Recovery Management Branch, Pune of Canara Bank from **Mr. Balaji Gulabsingh Thakur** (Borrower) and **Mrs. Shobha Balaji Thakur,** both residing at S. No. 48 1 B Sai Nagar, Chandan Nagar, Kharadi, Pune 411014.

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.	All That Part and Parcel of Property Bearing Flat No. 606, Situated on 6th Floor, Admeasuring Carpet Area 47.94 Sq.Mtrs. with enclosed balcony area admeasuring 6.24 Sq.Mtrs & with terrace area admeasuring about 4.89 Sq.Mtrs. and along with open car parking in B wing in the project known as SAI SAHAWAS, being constructed on Land bearing Gat No.53, situated A village Wadelbohai, Taluka Haveli, Dist. Pune and within the limits of Sub Registrar Haveli, Pune And Situated within the local limits of Zilla Parishad Pune and Taluka Panchayat Samiti Haveli Owned by Mr. Balaji Gulabsingh Thakur & Mrs. Shobha Balaji Thakur. **Boundary of the flat:** **East:** By remaining Land of others out of Gat No.53 **South:** By Remaining Land of Others **West:** By Wadebolhai Temple to Wadegaon Z.P Road **North:** By Property Out of Gat No. 49 & Govt. Hospital **(Property under Physical Possession of the Bank)**	**Rs. 23,00,000.00** (Rupees Twenty Three Lakh Only)	**Rs. 2,30,000.00** (Two Lakh Thirty Thousand Only) By **24.11.2026** Till **05.00 pm**	Not Known to bank

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 Assistant General Manager Canara Bank, ARM Branch, Sukhwani Business Hub, 3rd Floor, Nashik Phata Chowk, Kasarwadi, Pune – 411034. Phone No. 6364905153, 7353372266.

Date: 30.10.2026
Place: Pune

AUTHORIZED OFFICER
CANARA BANK

(Government of India Undertaking)
Asset Recovery Management Branch, Sukhwani Business Hub,
3rd Floor, Nashik Phata Chowk, Kasarwadi, Pune – 411034 (Maharashtra)
Email: cb5208@canarabank.com Phone –6364905153/7353372266

DETAILED TERMS AND CONDITIONS

1	Name and Address of the Secured Creditor	Canara Bank, Assets Recovery Management Branch, Sukhwani Business Hub, 3rd Floor, Nashik Phata Chowk, Kasarwadi, Pune – 411034
2	Name and Address of the Borrower & Guarantor	**Mr. Balaji Gulabsingh Thakur** (Borrower) Address :- S No 48 1 B Sai Nagar, Chandan Nagar, Kharadi Pune -411027 **Mrs. Shobha Balaji Thakur** (Co-Borrower) Address :- S No 48 1 B Sai Nagar, Chandan Nagar, Kharadi Pune -411027
3	Total liabilities	**Rs. 28,53,961.82** (Rupees Twenty Eight Lac Fifty Three Thousand Nine Hundred Sixty One and Eighty Two Paise Only) as on **05.10.2026** 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 & Time of Auction	**25.11.2026** at **12:00 pm to 1:00 pm** with unlimited extension of **5 minutes** each
	d) Place of Auction	Online

5. 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.	All That Part and Parcel of Property Bearing Flat No. 606, Situated on 6th Floor, Admeasuring Carpet Area 47.94 Sq.Mtrs. with enclosed balcony area admeasuring 6.24 Sq.Mtrs & with terrace area admeasuring about 4.89 Sq.Mtrs. and along with open car parking in B wing in the project known as SAI SAHAWAS, being constructed on Land bearing Gat No.53, situated A village Wadelbohai, Taluka Haveli, Dist. Pune and within the limits of Sub Registrar Haveli, Pune And Situated within the local limits of Zilla Parishad Pune and Taluka Panchayat Samiti Haveli Owned by Mr. Balaji Gulabsingh Thakur & Mrs. Shobha Balaji Thakur. **Boundary of the flat:**	**Rs. 23,00,000.00** (Rupees Twenty Three Lakh Only)	**Rs. 2,30,000.00** (Two Lakh Thirty Thousand Only) By **24.11.2026** Till **05.00 pm**	Not Known to bank

	East: By remaining Land of others out of Gat No.53 **South:** By Remaining Land of Others **West:** By Wadebolhai Temple to Wadegaon Z.P Road **North:** By Property Out of Gat No. 49 & Govt. Hospital **(Property under Physical Possession of the Bank)**			

6. Other terms and conditions:

a) 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.

b) The property can be inspected, with Prior Appointment with Authorized Officer, as on **16.11.2026 to 20.11.2026** between **11.00 AM to 05.00 PM**

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 **24.11.2026** 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** (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 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 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.

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m) In case there are bidders who do not have access to the internet but are interested in participating the e-auction, they can approach Canara Bank, Asset Recovery Management Branch, Sukhwani Business Hub, 3rd Floor, Nashik Phata Chowk, Kasarwadi, Pune – 411034 who, as a facilitating centre, shall make necessary arrangements.

n) For further details **contact Canara Bank, Asset Recovery Management Branch, Kasarwadi, Pune** (Ph. No. 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: 30.10.2026

Asset Recovery Management

AUTHORISED OFFICER
CANARA BANK