केनरा बैंक 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

Ref. No: ARM/PUNE/AUCTION/NOVEMBER/ANUSHREE/2026-27/PS **Date: 03.11.2026**

To,

M/s Anushree Engineering Industries (Borrower)
Address 1: H No 1359, Jadhavwadi, Near Water Tank, Sai Park, Dighi, Pune, Maharashtra – 411062
Address 2: Shed No. 03, S No. 293, Near Project, Engineering Company, Haveli, Talawade, Pune Maharashtra -411062

Mr. Sunil Manohar Patil (Partner)
Address 1: Flat No 3, Rajyog Apartment, Shastri Chowk, Alandi Road, Bhosari, Pune, Maharashtra – 411046.
Address 2: Flat No. 9, Creative Rainbow Society, Sant Nagar, Spine Road, Near Spine City Mall, Sector No. 06, Moshi Pradhikaran, Jadhavwadi, Po Rupee Nagar, District Pune, Maharashtra – 411062

Mr. Rajendra Bapurao Khurpe (Partner)
Address: Near Water Tank, Jadhavwadi Chikhali, Tal Haveli Dist. Pune, Maharashtra – 412114

Mrs. Pranita Narayan Pawar (Guarantor)
Address 1: Near Ganesh Mandir, 157/736, Sant Tukaram Nagar, Pune, Maharashtra – 411018
Address 2: Flat No. 704, 7th Floor Wing-A, Building Silver Satyam, Nearby Central Mall, Moshi Village Chikhali, Haveli Pune Mahrashtra-412105

Mr. Narayan Shivaji Pawar (Guarantor)
Address 1: Near Ganesh Mandir, 157/736, Sant Tukaram Nagar, Pune, Maharashtra – 411018
Address 2: Flat No. 704, 7th Floor Wing-A, Building Silver Satyam, Nearby Central Mall, Moshi Village Chikhali, Haveli Pune Mahrashtra-412105

Subject: 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.

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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

Asset Recovery Management Br. Pune-4 DP CODE 5208 CANARA BANK

ENCLOSURE – SALE NOTICE

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Syndicate Syndicate

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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 Rule 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, Sukhwani Business Hub, 3rd Floor, Nashik Phata Chowk, Kasarwadi, Pune – 411034, Secured Creditor will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **25.11.2026**, for recovery of **Rs. 1,44,00,217.43** (Rupees One Crore Forty Four Lac Two Hundred Seventeen and Forty Three Paise Only) as on **05.10.2026** plus further interest due to the Secured Creditor from **M/s Anushree Engineering Industries** (Borrower) Through its Partners **Mr. Sunil Manohar Patil** (Partner) and **Mr. Rajendra Bapurao Khurpe** (Partner) and **Mrs. Pranita Narayan Pawar** (Guarantor), **Mr. Narayan Shivaji Pawar** (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	All that piece and parcel of the residential Flat No. 704, on 7th Floor an admeasuring Carpet area 42.23 Sq.Mtrs. Area of Enclosed Balcony 8.05 Sq.Mtrs, area of Balcony 3.57 Sq.Mtrs. & Carpet area of Terrace 4.46 Sq.Mtrs. Wing A in the Society Known as "Silver Satyam Sahakari Griha Rachana Sanstha Maryadit" Property constructed on Gat No. 535, 536, 537, Nearby Silver Central Mall Moshi situated at Village : Chikhali Tal. Haveli Dist. – Pune within the local limits of Pimpri Chinchwad Municipal Corporation within the Jurisdiction of Sub-Registrar Haveli Pune.	**Rs. 48,76,000.00** (Rupees Forty Eight Lakh Seventy Six Thousand Only)	**Rs. 4,87,600.00** (Rupees Four Lakh Eighty Seven Thousand Six Hundred 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 Chief Manager Canara Bank, ARM branch, Sukhwani Business Hub, 3rd Floor, Nashik Phata Chowk, Kasarwadi, Pune – 411034. Phone No. 6364905153, 7353372266.

Date: 03.11.2026
Place: Pune

Asset Recovery Management Br., Pune-4 DP CODE 5208 CANARA BANK

AUTHORISED OFFICER
CANARA BANK

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DETAILED TERMS AND CONDITIONS

1.	**Name and Address of the Secured Creditor**	Canara Bank, Asset Recovery Management Branch, Sukhwani Business Hub, 3rd Floor, Nashik Phata Chowk, Kasarwadi, Pune – 411034
2.	**Name & Address of borrowers/ Guarantors**	**M/s Anushree Engineering Industries (Borrower)** **Address 1:** H No 1359, Jadhavwadi, Near Water Tank, Sai Park, Dighi, Pune, Maharashtra – 411062 **Address 2:** Shed No. 03, S No. 293, Near Project, Engineering Company, Haveli, Talawade, Pune Maharashtra -411062 **Mr. Sunil Manohar Patil (Partner)** **Address 1:** Flat No 3, Rajyog Apartment, Shastri Chowk, Alandi Road, Bhosari, Pune, Maharashtra – 411046. **Address 2:** Flat No. 9, Creative Rainbow Society, Sant Nagar, Spine Road, Near Spine City Mall, Sector No. 06, Moshi Pradhikaran, Jadhavwadi, Po Rupee Nagar, District Pune, Maharashtra – 411062 **Mr. Rajendra Bapurao Khurpe (Partner)** **Address:** Near Water Tank, Jadhavwadi Chikhali, Tal Haveli Dist. Pune, Maharashtra – 412114 **Mrs. Pranita Narayan Pawar (Guarantor)** **Address 1:** Near Ganesh Mandir, 157/736, Sant Tukaram Nagar, Pune, Maharashtra – 411018 **Address 2:** Flat No. 704, 7th Floor Wing-A, Building Silver Satyam, Nearby Central Mall, Moshi Village Chikhali, Haveli Pune Mahrashtra-412105 **Mr. Narayan Shivaji Pawar (Guarantor)** **Address 1:** Near Ganesh Mandir, 157/736, Sant Tukaram Nagar, Pune, Maharashtra – 411018 **Address 2:** Flat No. 704, 7th Floor Wing-A, Building Silver Satyam, Nearby Central Mall, Moshi Village Chikhali, Haveli Pune Mahrashtra-412105
3.	**Total liabilities**	**Rs. 1,44,00,217.43** (Rupees One Crore Forty Four Lac Two Hundred Seventeen and Forty Three Paise Only) as on **05.10.2026** plus further interest & other charges.
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	**25.11.2026** at **12:00 pm to 1:00 pm** with unlimited extension of **5 minutes** each
	d)Place of Auction	Online

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5. Details of Property

Sl. No	Location & Details of the Properties	Reserve Price	EMD & last date to deposit EMD	Known Encumbrance
1	All that piece and parcel of the residential Flat No. 704, on 7th Floor an admeasuring Carpet area 42.23 Sq.Mtrs. Area of Enclosed Balcony 8.05 Sq.Mtrs, area of Balcony 3.57 Sq.Mtrs. & Carpet area of Terrace 4.46 Sq.Mtrs. Wing A in the Society Known as "Silver Satyam Sahakari Griha Rachana Sanstha Maryadit" Property constructed on Gat No. 535, 536, 537, Nearby Silver Central Mall Moshi situated at Village : Chikhali Tal. Haveli Dist. – Pune within the local limits of Pimpri Chinchwad Municipal Corporation within the Jurisdiction of Sub-Registrar Haveli Pune.	**Rs. 48,76,000.00** (Rupees Forty Eight Lakh Seventy Six Thousand Only)	**Rs. 4,87,600.00** (Rupees Four Lakh Eighty Seven Thousand Six Hundred Only) By **24.11.2026** Till **05.00 PM**	**Not Known to Bank**

6. Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website http://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 **5.00 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.

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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, Sukhwani Business Hub, 3rd Floor, Nashik Phata Chowk, Kasarwadi, Pune – 411034 who, as a facilitating center, 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: 03.11.2026

AUTHORISED OFFICER
CANARA BANK

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