केनरा बैंक Canara Bank

(Government of India Undertaking)
Asset Recovery Management Branch, Sukhwani Business Hub
3RD Floor, Nasik Phata Chowk, Kasarwadi, Pune- 411 034 (Maharashtra)
Email: cb5208@canarabank.com Phone – 6364905153/ 7353372266

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

To,
M/s Venkatramana International (Borrower)
Shop No 8, Ground Floor, Dalal Chambers, Pl No. E 17/18, Near Nisraga Mangal Karyalaya, Market Yard, Gultekdi Satara Road, Pune Maharashtra 411037

Mr. Abhishek Sunil Zagade (Proprietor/Mortgagor)
Sukhsagar Nagar, House No. 534/3, Datta Mandira Javal, Katraj, Haveli, Dist. Pune, Maharashtra – 411046

Mr. Sunil Dharmaji Zagade (Guarantor/Mortgagor)
S No. 10/11 BH, Sukhasagar, House No. 534/3, Near Datta Mandir Katraj, Katraj, Haveli, Dist. Pune, Maharashtra – 411046

Mrs. Anita Sunil Zagade (Guarantor/Mortgagor)
S No. 10/11 BH, Sukhasagar, house No. 534/3, Near Datta Mandir Katraj, Katraj, Haveli, Dist. Pune, Maharashtra – 411046

Mr. Ajinkya Sunil Zagade (Guarantor/Mortgagor)
S No. 11 BH, Sukhasagar, House No. 534/3, Near Datta Mandir Mage Katraj, Katraj, Haveli, Dist. Pune, Maharashtra – 411046

Mrs. Vijaya Krishna Baravkar (Guarantor/Mortgagor)
House No. 534/3, Sukhsagar Datta Mandir Mage, Katraj, Taluka Haveli, Dist. Pune, Maharashtra - 411046
(As per last known address)

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, 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

Internal

केनरा बैंक Canara Bank
Syndicate

(Government of India Undertaking)
Asset Recovery Management Branch, Sukhwani Business Hub
3RD Floor, Nasik Phata Chowk, Kasarwadi, Pune- 411 034 (Maharashtra)
Email: cb5208@canarabank.com Phone – 6364905153/ 7353372266

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. 85,29,893.77** (Rupees Eighty Five Lac Twenty Nine Thousand Eight Hundred Ninety Three and Seventy Seven Paise Only) as on **05.10.2026** plus further interest due to the Secured Creditor from **M/s Venkatramana International** (Borrower) its proprietor **Mr. Abhishek Sunil Zagade** and its Guarantors / Mortgagors **Mr. Abhishek Sunil Zagade, Mr. Sunil Dharmaji Zagade, Mrs. Anita Sunil Zagade, Mr. Ajinkya Sunil Zagade, Mrs. Vijaya Krishna Baravkar.**

The details and full description of the property and reserve price, earnest money deposit, date of deposit of earnest money are 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 portion land and ground bearing S No 13, Hissa No 1A/79 admeasuring area 00H.01 Are i.e. 100 Sq.Mtrs And standing construction thereon admeasuring area, 113.83 Sq.Mtrs Built up area lying being situated at village Katraj, Taluka Haveli, Dist. Pune and within local limits of the Pune Municipal Corporation. **Boundaries:** **East:** Plot no 18 Seema Sagar Vasahat **South:** Property of MR. Sonar **West:** Road & property of Dongare **North:** Property of Mr. Krishna Baravkar All that piece and parcel of the portion land and ground bearing S No 13, Hissa No 1A/79/1 admeasuring area 00H.01 Are i.e. 100 Sq.Mtrs And standing construction thereon admeasuring area, 148.29 Sq.Mtrs Built up area lying being and situated at village Katraj, Taluka Haveli, Dist. Pune and within local limits of the Pune Municipal Corporation.	**Rs. 1,15,40,000.00** (Rupees One Crore Fifteen Lakh Forty Thousand Only)	**Rs. 11,54,000.00** (Rupees Eleven Lakh Fifty Four Thousand Only) By **24.11.2026** Till **05.00 PM**	**Not Known to Bank**

Internal

केनरा बैंक Canara Bank
Founder Syndicate

(Government of India Undertaking)
Asset Recovery Management Branch, Sukhwani Business Hub
3RD Floor, Nasik Phata Chowk, Kasarwadi, Pune- 411 034 (Maharashtra)
Email: cb5208@canarabank.com Phone – 6364905153/ 7353372266

	Boundaries: **East:** By Hill Top society **South:** Property of Lalasaheb Madhav Hegde **West:** 4 feet common road & plot no 32 **North:** by Ekmukh Datta Mandir			

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

AUTHORISED OFFICER
CANARA BANK

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

Internal

केनरा बैंक Canara Bank

(Government of India Undertaking)
Asset Recovery Management Branch, Sukhwani Business Hub
3RD Floor, Nasik Phata Chowk, Kasarwadi, Pune- 411 034 (Maharashtra)
Email: cb5208@canarabank.com Phone – 6364905153/ 7353372266

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 Venkatramana International** (Borrower) Shop No 8, Ground Floor, Dalal Chambers, Pl No. E 17/18, Near Nisraga Mangal Karyalaya, Market Yard, Gultekdi Satara Road, Pune Maharashtra 411037 **Mr. Abhishek Sunil Zagade** (Proprietor/Mortgagor) Sukhsagar Nagar, House No. 534/3, Datta Mandira Javal, Katraj, Haveli, Dist. Pune, Maharashtra – 411046 **Mr. Sunil Dharmaji Zagade** (Guarantor/Mortgagor) S No. 10/11 BH, Sukhasagar, House No. 534/3, Near Datta Mandir Katraj, Katraj, Haveli, Dist. Pune, Maharashtra – 411046 **Mrs. Anita Sunil Zagade** (Guarantor/Mortgagor) S No. 10/11 BH, Sukhasagar, house No. 534/3, Near Datta Mandir Katraj, Katraj, Haveli, Dist. Pune, Maharashtra – 411046 **Mr. Ajinkya Sunil Zagade** (Guarantor/Mortgagor) S No. 11 BH, Sukhasagar, House No. 534/3, Near Datta Mandir Mage Katraj, Katraj, Haveli, Dist. Pune, Maharashtra – 411046 **Mrs. Vijaya Krishna Baravkar** (Guarantor/Mortgagor) House No. 534/3, Sukhsagar Datta Mandir Mage, Katraj, Taluka Haveli, Dist. Pune, Maharashtra - 411046
3.	**Total liabilities**	**Rs. 85,29,893.77** (Rupees Eighty Five Lac Twenty Nine Thousand Eight Hundred Ninety Three and Seventy Seven 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

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 portion land and ground bearing S No 13, Hissa No 1A/79 admeasuring area 00H.01 Are	**Rs. 1,15,40,000.00** (Rupees One Crore	**Rs. 11,54,000.00** (Rupees Eleven	**Not Known to Bank**

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	i.e. 100 Sq.Mtrs And standing construction thereon admeasuring area, 113.83 Sq.Mtrs Built up area lying being situated at village Katraj, Taluka Haveli, Dist. Pune and within local limits of the Pune Municipal Corporation. **Boundaries:** **East:** Plot no 18 Seema Sagar Vasahat **South:** Property of MR. Sonar **West:** Road & property of Dongare **North:** Property of Mr. Krishna Baravkar All that piece and parcel of the portion land and ground bearing S No 13, Hissa No 1A/79/1 admeasuring area 00H.01 Are i.e. 100 Sq.Mtrs And standing construction thereon admeasuring area, 148.29 Sq.Mtrs Built up area lying being and situated at village Katraj, Taluka Haveli, Dist. Pune and within local limits of the Pune Municipal Corporation. **Boundaries:** **East:** By Hill Top society **South:** Property of Lalasaheb Madhav Hegde **West:** 4 feet common road & plot no 32 **North:** by Ekmukh Datta Mandir.	Fifteen Lakh Forty Thousand Only)	Lakh Fifty Four Thousand Only) By **24.11.2026** Till **05.00 PM**	

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-

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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). 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 of 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.

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

Place: Pune
Date: 03.11.2026

AUTHORISED OFFICER
CANARA BANK

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