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 –6364905153/9575781141

**Ref. no. ARM/PUNE/AUCTION/NOVEMBER/2026-27** **Date: 06.11.2026**

To,
**Mr. Eknath Bayaji Gadkari (Through legal heirs, as deceased)**
At Flat No.402, 4th floor Veermahal Co-op Hsg Soc,
Cadastral Survey No. 23/74 Parel Sewree Division,
Opposite Bharatmata Cinema, Dr. B. Ambedkar Marg,
Lalbaug, Mumbai -400012.

**Mrs. Neelam Eknath Gadkari**
**(Legal Heir of Late Mr. Eknath Bayaji Gadkari)**
At Flat No.402, 4th floor Veermahal Co-op Hsg Soc,
Cadastral Survey No. 23/74 Parel Sewree Division,
Opposite Bharatmata Cinema, Dr. Ambedkar Marg,
Lalbaug, Mumbai -400012.

**Mr. Sagar Eknath Gadkari**
**(Legal Heir of Late Mr. Eknath Bayaji Gadkari)**
At Flat No.402, Veermahal Co-op Hsg Soc,
Cadastral Survey No. 23/74 Parel Sewree Division,
Opposite Bharatmata Cinema, Dr. Ambedkar Marg,
Lalbaug, Mumbai -400012.
(As per known Address)

**By Regd. Post AD/Speed Post**

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

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.

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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-4 BRANCH CODE 5208 CANARA BANK

Authorized Officer,
Canara Bank

ENCLOSURE – SALE NOTICE

केनरा बैंक Canara Bank

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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**

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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, will be sold on "As is where is", "As is what is" and " Whatever there is" on **27.11.2026** for recovery of **Rs. 1,22,77,629.81** (Rupees One Crore Twenty Two Lac Seventy Seven Thousand Six Hundred Twenty Nine and Eighty One Paise Only) as on **05.10.2026** which is due along with interest and costs to the Asset Recovery Management Branch, Pune of Canara Bank from **Mr. Eknath Gayaji Gadkari** through their legal heirs **Mrs. Neelam Eknath Gadkari** and **Mr. Sagar Eknath Gadkari.**

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

| Location & Details of the Properties | Reserve Price | EMD & last date to deposit EMD | Known Encumbrance |
|---|---|---|---|
| All that piece & parcel of the property consisting of Flat no.402, Fourth Floor, Veer Mahal Co- operative Housing Society, Cadastral Survey No. 23/74 of Parel Sewree Division, Opposite Bharatmata Cinema, Dr. B.R. Ambedkar Marg, Lalbaug, Mumbai - 400012. 2 BHK Flat Admeasuring 676.85 Sq.Ft built up area in the name of Sri Eknath Bayaji Gadkari<br>**Boundaries:**<br>**East:** By 6.00 Mtr Road<br>**West:** By Dr. B Ambedkar Road<br>**North:** By Jeejeebhoy Road<br>**South:** By Plot No. 12<br>**(Under Symbolic possession of Bank)** | **Rs. 1,80,00,000.00** (Rupees One Crore Eighty Lakh only) | **Rs. 18,00,000.00** (Rupees Eighteen Lakh only)<br><br>By **26.11.2026** 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 Branch Manager, Canara Bank, Asset Recovery Management Branch, Sukhwani Business Hub, 3rd Floor, Nashik Phata Chowk, Kasarwadi, Pune – 411034, (Ph. No. 6364905153, 9575781141) during office hours on any working day.

**Date: 06.11.2026**
**Place: Pune**

**AUTHORISED OFFICER**
**CANARA BANK**

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

केनरा बैंक Canara Bank

(Government of India Undertaking)
Asset Recovery Management Branch, Sukhwani Business Hub,
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Email: cb5208@canarabank.com Phone –6364905153/9575781141

DETAILED TERMS AND CONDITIONS

| | | |
|---|---|---|
| 1. | Name and Address of the Secured Creditor | Canara Bank,<br>Asset Recovery Management Branch,<br>Sukhwani Business Hub, 3rd Floor,<br>Nashik Phata Chowk, Kasarwadi,<br>Pune – 411034 |
| 2. | Name and Address of the Borrowers/Guarantors | **Mr. Eknath Bayaji Gadkari (Deceased)**<br>At Flat No.402, 4th floor Veermahal Co-op Hsg Soc,<br>Cadastral Survey No. 23/74 Parel Sewree Division,<br>Opposite Bharatmata Cinema, Dr. B. Ambedkar Marg,<br>Lalbaug, Mumbai -400012.<br><br>**Mrs. Neelam Eknath Gadkari (Legal Heir)**<br>At Flat No.402, Veermahal Co-op Hsg Soc,<br>Cadastral Survey No. 23/74 Parel Sewree Division,<br>Opposite Bharatmata Cinema, Dr. B. Ambedkar Marg,<br>Lalbaug, Mumbai -400012<br><br>**Mr. Sagar Eknath Gadkari (Legal Heir)**<br>At Flat No.402, Veermahal Co-op Hsg Soc,<br>Cadastral Survey No. 23/74 Parel Sewree Division,<br>Opposite Bharatmata Cinema, Dr. B. Ambedkar Marg,<br>Lalbaug, Mumbai -400012 |
| 3. | Total liabilities | **Rs. 1,22,77,629.81** (Rupees One Crore Twenty Two Lac Seventy Seven Thousand Six Hundred Twenty Nine and Eighty One Paise Only) as on **05.10.2026** along with interest and other costs thereon |
| 4. | (a) Mode of Auction | Online 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 | **27.11.2026** 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:**

| Location & Details of the Properties | Reserve Price | EMD & last date to deposit EMD | Known Encumbrance |
|---|---|---|---|

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| | | | |
|---|---|---|---|
| All that piece & parcel of the property consisting of Flat no.402, Fourth Floor, Veer Mahal Co-Operative Housing Society, Cadastral Survey No. 23/74 of Parel Sewree Division, Opposite Bharatmata Cinema, Dr. B.R. Ambedkar Marg, Lalbaug, Mumbai -400012. 2 BHK ' Flat Admeasuring 676.85 Sq.Ft built up area in the name of Sri Eknath Bayaji Gadkari<br>**Boundaries:**<br>**East:** By 6.00 Mtr Road<br>**West:** By Dr. B Ambedkar Road<br>**North:** By Jeejeebhoy Road<br>**South:** By Plot No. 12<br><br>**(Under Symbolic possession of Bank)** | **Rs. 1,80,00,000.00** (Rupees One Crore Eighty Lakh only) | **Rs. 18,00,000.00** (Rupees Eighteen Lakh only)<br><br>By **26.11.2026** 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 https://www.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 Authorised Officer, as on **16.11.2026 to 21.11.2026** 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 **26.11.2026 by 05.00 p.m**.

e) The 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). 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 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, 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** (Phone No. +91 6364905153, +91 9575781141) 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: 06.11.2026**

**AUTHORISED OFFICER**
**CANARA BANK**