केनरा बैंक Canara Bank

भारत सरकार का उपक्रम/ A GOVERNMENT OF INDIA UNDERTAKING

क्षेत्रीय कार्यालय कोल्हपुर /REGIONAL OFFICE KOLHAPUR

COVERING LETTER TO SALE NOTICE

Ref: ROKOL/SAL/NOTICE/COVER/2026-27/VIBA20 Date: 04.11.2026

To,

M/S VIBHAV AGENCIES
PROP-SEETARAM DATTARAM ADARKAR
SMT. VINITA SITARAM ADARKAR

ADDRESS 1-
464/4 Bazarpeth Shiroda Shiroda Maharashtra 416518
ADDRESS 2-
House No. 689, Dewoolwada, Shiroda-Tiroda Road,
at Shiroda, Tal. Vengurla, Dist. Sindhudurg– 416518

Guarantor-NITIN KRISHNAJI PARAB
Dewoolwada Shiroda Shiroda
Tal-Vengurla Dist-Sindhudurg-416518

Dear Sir/Madam,
Sub: 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.

As you are aware, I, on behalf of Canara Bank, Shiroda[15373] 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 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,

SANDEEP VILASRAO ATOLE
Authorized Officer,
Canara Bank
ENCLOSURE – SALE NOTICE

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भारत सरकार का उपक्रम/ A GOVERNMENT OF INDIA UNDERTAKING
क्षेत्रीय कार्यालय कोल्हपुर /REGIONAL OFFICE KOLHAPUR

Ref: ROKOL/SL/NOTICE/2026/VIBA20 **Date: 04.11.2026**

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) 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 to the Secured Creditor, Possession of which has been taken by the **Authorised Officer of Canara Bank Shiroda[15373] branch, will be sold on "As is where is", "As is what is", and "Whatever there is" on 27.11.2026, for recovery of Rs. 1,76,80,760.09 (as on 31.10.2026) plus further interest and other expenses there on due to the Shiroda[15373] Branch of Canara Bank from M/s Vibhav Agencies Prop- Seetaram Dattaram Adarkar and Smt. Vinita Sitaram Adarkar.**

The Reserve price of the Property will be **Rs. 57,10,000.00 and the earnest money deposit for the property will be Rs. 5,71,000.00. The** Earnest Money Deposit shall be deposited on or before **27.11.2026 12:00 PM.**

Details and full description of the immovable property

All that part and parcel of the property consisting of **Land & Building, On House No. 689, S. No.70, Hissa No. 4/18, Dewoolwada, Shiroda-Tiroda Road, at Shiroda, Tal. Vengurla, Dist. Sindhudurg– 416518**

Bounded:

On the **North** by: By property of Vishnu Parab
On the **South** by: By public Road- Tiroda Road
On the **East** by : By property of Gundu Kawale
On the **West** by: By property of Narendra Rawale

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 Manager, Shiroda[15373] Branch, Canara Bank, **Mob. 9635027793** and e-mail id. cb15373@canarabank.com during office hours on any working day.

Date: 04.11.2026
Place: Kolhapur

SANDEEP VILASRAO ATOLE
Authorised Officer
CANARA BANK

1. Name and Addre
Vengurla Ma
2. Name

DETAILE
भारत सर
क्षेत्री

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4.11.2026

केनरा बैंक Canara Bank

भारत सरकार का उपक्रम/ A GOVERNMENT OF INDIA UNDERTAKING
क्षेत्रीय कार्यालय कोल्हपुर /REGIONAL OFFICE KOLHAPUR

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1. Name and Address of the Secured Creditor: Canara Bank, **Shiroda[15373]** Branch, Vengurla Maharashtra

2. Name and Address of the Borrower(s)/ Guarantor(s):

M/S VIBHAV AGENCIES
PROP-SEETARAM DATTARAM ADARKAR
SMT. VINITA SITARAM ADARKAR

ADDRESS 1-
464/4 Bazarpeth Shiroda Shiroda Maharashtra 416518
ADDRESS 2-
House No. 689, Dewoolwada, Shiroda-Tiroda Road,
at Shiroda, Tal. Vengurla, Dist. Sindhudurg– 416518

Guarantor-NITIN KRISHNAJI PARAB
Dewoolwada Shiroda Shiroda
Tal-Vengurla Dist-Sindhudurg-416518

3. Total liabilities as on 31.10.2026: **Rs. 1,76,80,760.09** (interest and other expenses there on)

4. (a) **Mode of Auction** : Online E-Auction
   (b) **Details of Auction service provider**:

Company Name	**M/s PSB Alliance Pvt Ltd**
Helpdesk Number	**8291220220**
Email	support.baanknet@psballiance.com
Website	https://baanknet.com/

(c) **Date & Time of Auction: Date: 27.11.2026**; Time: **1:00 PM to 2:00 PM**
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

(d) **Place of Auction:** ON LINE

5. **Reserve Price: Rs. 57,10,000.00**
6. **EMD Amount: Rs. 5,71,000.00**

7. 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 Authorised Officer, on all working days during office hours from 10:00 am to 05:00 pm.

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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 to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Shiroda[15373] Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of collection account of Canara Bank, A/c No 209272434 IFSC Code: CNRB0015373 on or before 27.11.2026 12:00 PM.

e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 27.11.2026 12:00 PM, to Canara Bank, Shiroda[15373] branch, by hand or by email.

i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.

ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.

iii) Bidders Name. Contact No. address, E-Mail Id.

iv) Bidder's A/c details for online refund of EMD.

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. 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**.

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/-. 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 favour 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 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. 50.00 lakhs (Rupees Fifty Lakhs) 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.

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k) All charges for conveyance, stamp duty/GST and registration, TDS, tax, dues of Local self Govt. (property tax, water sewerage, electricity bills, and transfer fees) etc., if any due against the property 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 concerned Circle office or branch who, as a facilitating centre, shall make necessary arrangements.

n)For further details contact Manager, Canara Bank, Shiroda[15373] Branch Mob No: **9635027793** e-mail id cb15373@canarabank.com OR the service provider M/s PSB Alliance Pvt Ltd, Helpdesk Number: 8291220220, Email: support.baanknet@psballiance.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.

Date: 04.11.2026
Place: Kolhapur

SANDEEP VILASRAO ATOLE
Authorised Officer
CANARA BANK

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