केनरा बैंक Canara Bank
Founder Syndicate

(HEAD OFFICE: BANGALORE)
BRANCH OFFICE: ARM NAGPUR (6820)

Ref: 407/6820/ARM-NGP/TMGL/SN/2026 Date: 09/11/2026

To,

Borrower Address:
Mr. TOMESHWAR TANESH GAHARULE (deceased)
Represented by legal Representative
Mrs. Rekha Tomeshwar Gaharule.
H. No. 43, Ward no. 03, Khadka Gumgaon, Tah- Hingana, Dist. Nagpur Maharashtra-441122.

Mrs. Rekha Tomeshwar Gaharule.
Apartment No. 304, 3rd Floor, Uttara Heights, Kanholibara Road, Mouza- Hingana,
Nagpur Maharashtra 441110

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 Canara bank has taken possession of the assets described in the 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 ARM Nagpur Branch 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 against any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,
केनरा बैंक / CANARA BANK

प्राधिकृत अधिकारी / Authorized Officer
Asset Recovery Management Br., Nagpur
आस्ति वसूली प्रबंधन शाखा नागपूर

AUTHORISED OFFICER
CANARA BANK

ENCLOSURE – SALE NOTICE

केनरा बैंक ★ ए.आर.एम. शाखा ४८२० ★ नागपूर-४४००१०

(HEAD OFFICE: BANGALORE)
BRANCH OFFICE: ARM NAGPUR (6820)

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

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 under Rule 8(6) and 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 Authorised Officer of Canara Bank, will be sold by holding public auction in **"As is where is", "As is what is", and "Whatever there is"** condition on **31/12/2026** for recovery of **Rs 30,94,708.49/- (Rupees Thirty Lakhs Ninety Four Thousand Seven Hundred Eight and Forty Nine paisa Only)** as on 09/11/2026 + Interest applicable & other charges due to Secured creditor from **Mr. TOMESHWAR TANESH GAHARULE** (deceased) through its Legal heir **Mrs. Rekha Tomeshwar Gaharule**. The reserve price will be Rs 34,20,000/- (Rupees Thirty Four Lakhs Twenty Thousand Only) and the earnest money deposit will be Rs. 3,42,000/- (Rupees Three Lakhs Forty Two Thousand). The Earnest Money Deposit shall be deposited on or before 30/12/2026 **at 5.00 pm**.

1.	**Name and Address of the Secured Creditor**	Canara Bank, ASSET RECOVERY MANAGEMENT 1st Floor, Plot No. 32, Corporation Colony Near LAD square Metro Station, Gandhi Nagar Nagpur-440010 (Maharashtra)
2.	**Name and Address of the Borrowers and Guarantors**	Borrower Address: **Mr. TOMESHWAR TANESH GAHARULE (deceased)** Represented by legal Representative **Mrs. Rekha Tomeshwar Gaharule.** H. No. 43, Ward no. 03, Khadka Gumgaon, Tah-Hingana, Dist. Nagpur Maharashtra-441122. **Mrs. Rekha Tomeshwar Gaharule.** Apartment No. 304, 3rd Floor, Uttara Heights, Kanholibara Road, Mouza- Hingana, Nagpur Maharashtra 441110
3.	**Total liabilities as on 09/11/2026**	**Rs 30,94,708.49/- (Rupees Thirty Lakhs Ninety Four Thousand Seven Hundred Eight and Forty Nine paisa Only)** Interest thereon + other charges
4.	(a) **Mode of Auction**	E-auction
	(b) Details of Auction service provider	M/S PSB Alliance pvt ltd through website https://baanknet.com/
	(c) Date and Time of Auction	**31/12/2026 AND TIME: 11.00 AM to 12.00PM**
	(d) Place of Auction	https://baanknet.com/
5.	**Details of property**	All that RCC Superstructure consisting of residential apartment no. 304 (wing-A) 3BHK on third floor, covering carpet area of 68.938 sqmtr & built up area of 75.440 sqmtr of building to be known and styled as "UTTARA HEIGHTS" together with the undivided share

		and interest in all those piece and parcel of land bearing plot no. 1 & 2 containing by total adm 1815.00 sq mtr(19536.66 sqft) being a portion of the entire land bearing survey/khasara no. 224 & 382 of mauza-hingana, P. H. no. 49, having nagar panchayat house/ malmatta no. 3104/1,2,3,4(out of) situated at-kanholibara road, within the limit of nagar panchayat-Hingana, Tah. Hingna and Dist. Nagpur

	Plot is bounded as	Flat is bounded as:
On the East	Kanholibara road	Flat no. 302
On the West	Pandhan road	Wing -B
On the North	Open Land/ Khasra no. 233	Flat no. 303
On the South	Plot no.03	Plot no. 3

6.	Reserve Price	Rs 34,20,000/- (Rupees Thirty Four Lakhs Twenty Thousand Only)
7.	Earnest Money Deposit	Rs. 3,42,000/- (Rupees Three Lakhs Forty Two Thousand).
8.	The property can be inspected Date & Time	30/12/2026 from 10:00am to 05:00pm

9 . OTHER TERMS AND CONDITIONS: -

a. The property/ies will be sold in AS is where is", As is what is", and Whatever there is" condition, including encumbrances if any. (**There are no encumbrances to the knowledge of the Bank**. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).

b. The property/ies will be sold above the Reserve Price.

c. The property can be inspected on 30/12/2026 between 10:00am to 05:00pm

d. Prospective bidders are advised to visit website https://baanknet.com/ and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 8291220220 Email: support.baanknet@psballiance.com.

e. The intending bidders shall deposit Earnest Money Deposit (EMD) **Rs. Rs. 3,42,000/- (Rupees Three Lakhs Forty Two Thousand).** being 10% of the Reserve Price 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" and provide following details on or before 5.00 p.m. of 30/12/2026.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 10,000/- (Rupees Ten Thousand Only)** (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even

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if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.

g. The incremental amount/price during the time of each extension shall be **Rs. 10,000/- (Rupees Ten Thousand Only)** (incremental price) and time shall be extended to 5 minutes when valid bid received in last minute.

h. 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 same day and or not later than next working day and the balance of 75% of sale price to be deposited within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, 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. The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. 209272434 of Canara Bank, ASSET RECOVERY MANAGEMENT (ARM) NAGPUR BRANCH, Nagpur, IFSC Code CNRB0006820.

k. All charges for conveyance, stamp duty and registration, GST etc., as applicable, shall be borne by the successful bidder only.

l. For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST is applicable, same shall be paid by the Successful buyer as per Government guidelines.

m. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.

n. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on 30/12/2026 from 10:00am to 05:00pm.

o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

p. For further details contact Manager ASSET RECOVERY MANAGEMENT (ARM) NAGPUR Branch of Canara Bank- (Contact No. 9271071694) during office hours on any working day. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/ 6354910172/ 8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com.

Date: 09/11/2026
Place: NAGPUR

AUTHORISED OFFICER
CANARA BANK

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Authorized Officer
Asset Recovery Management Br., Nagpur