केनरा बैंक Canara Bank

(A GOVERNMENT OF INIDA UNDERTAKING)

ARM BRANCH, MUMBAI

4th FLOOR, CANARA BANK BUILDING ADI MARZBAN STREET, BALLARD ESTATE, FORT

MUMBAI – 400 001. Mob: 8655948054, Tel.: 8655948019, Email : cb2360@canarabank.com

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) 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 properties mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorized Officer of Canara Bank, Branch of the Canara Bank, will be sold on "As is where is", "As is what is", basis on **12.11.2026**, for recovery of **Rs. 4,22,28,447.95 (Four Crore Twenty Two Lakhs Twenty Eight Thousand Four Hundred Forty Seven Rupees Ninety Five Paisa only) as on 26.09.2026** plus further interest thereon from 27.09.2026 along with suit expenses and other charge due to the, ARM Branch of Canara Bank from **M/S. TECH SUTRE**

Sl.No	Description of the Property	Reserve Price	Earnest Money Deposit
1.	Residential Open Plot Sr. No. **495/1A**, Plot No. 1, 2, 5,6, 8, 12, 13, 14, 24, 25, 26, 27 at Village Dhule, Kolwale Nagar, Near Railway Crossing, Near Parmar Lawns, Mumbai Agra Road, Dhule, Tal & Dist. Dhule - 424 001.	Rs.2,95,00,000/-	Rs.29,50,000/-

Sl.No	Description of the Property	Reserve Price	Earnest Money Deposit
1.	Residential Open Plot No. Sr. No. **494/4B**, Plot No. 8 to 16, 33, 34, 41, 42 at Village Dhule, Kolwale Nagar, Near Railway Crossing, Near Parmar Lawns, Mumbai Agra Road, Dhule, Tal & Dist. Dhule - 424 001.	Rs.3,88,00,000/-	Rs.38,80,000/-

The Earnest Money Deposit shall be deposited on or before **12.11.2026** upto**10.30 a.m.**

Details of EMD and other documents are to be submitted to service provider on or before **12.11.2026** upto**10.30 am**.

Date up to which documents can be deposited with Bank is **12.11.2026** upto **10.30 a.m.**

For detailed terms and conditions of the sale, please refer the link "https://baanknet.in/" provided in Canara Bank's website (www.canarabank.com) or may contact Mr. Sudarshan Joshi , Chief Manager, Canara Bank, ARM Branch, Mumbai (Mob.No:8655948054) or Mr. Sumit Sinha ,Manager (Mob No.: 9572280694) E-mail id : cb2360@canarabank.com during office hours on any working day or the service provider M/s PSB ALLIANCE, (Contact no.7046612345/6354910172/ 8291220220/9892219848/8160205051,support.baanknet@psballiance.com/support.baanknet@procure247.com)

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06.10.2026

1.	Name and Address of the Secured Creditor	:	Canara Bank, ARM Branch, 4th Floor, Canara Bank Building, Adi Marzban Street, Ballard Estate, Mumbai – 400 001.
2.	Name and Address of the Borrower(s) / Guarantor(s)	:	• M/s TECH SUTRE INDUSTRIES LIMITED (Borrower) • Shri. Vinay Rohidas Patil S/o Rohidas Patil (Director, Joint Mortgager and Guarantor) • Shri. Kunal Rohidas Patil S/o Rohidas Chudaman Patil (Guarantor and Joint Mortgager) • Shri. Anurag Bahadur S/o Virendra Bahadur (Director and Guarantor)

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ARM BRANCH, MUMBAI

4th FLOOR, CANARA BANK BUILDING ADI MARZBAN STREET, BALLARD ESTATE, FORT
MUMBAI – 400 001. Mob: 8655948054, Tel.: 8655948019, Email : cb2360@canarabank.com

			• Shri. Kishore Laxman Pawar S/o Laxman Pawar (Director and Guarantor) Regd. Office At – A Block, 6th Floor, Shivsagar Estate, Dr. Annie Besant Road, Worli, Mumbai, Maharashtra – 400 018 AND Factory At, Land at Gat No. 105, Village Sutrepada, Taluka & District – Dhule, Maharashtra – 424302
3.	Total Liabilities as on 26.09.2026	:	**Rs. 4,22,28,447.95 (Four Crore Twenty Two Lakhs Twenty Eight Thousand Four Hundred Forty Seven Rupees Ninety Five Paisa only) as on 26.09.2026** Plus future interest & other costs, expenses etc.
4.	a. Mode of Auction b. Details of Auction Service Provider	: : :	E-auction M/s PSB ALLIANCE (E-BKRAY) Helpline Number:8291220220, 9892219848 Email: support.baanknet@psballiance.com Website: https:// baanknet.com/
	c. Date & Time of Auction	:	**12.11.2026 (11.00.am to 12.00 pm)** (With unlimited extension of 5 min. duration each till the conclusion of the sale).

The Earnest Money Deposit shall be deposited on or before **12.11.2026** up to **10:30 a.m.**

5.Other terms and conditions:

a. The property/ies will be sold in "As is where is", "As is what is" condition, including encumbrances if any. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 5(e) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancellation of auction and refund of bid amount shall not be entertained.

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

c. The property can be inspected as mentioned above.

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 operative 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 7046612345 / 6354910172 / 8291220220 / 9892219848 / 8160205051, Email: support.BAANKNET@psballiance.com.

e. The intending bidders shall deposit Earnest Money Deposit (EMD) being 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly (online) 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 **12.11.2026 up to 10.30 am.**

f. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **12.11.2026 up to 10.30 am** to Canara Bank, ARM Branch by hand or by email.

i. 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.

ii. Bidders Name, Contact No., Address, E-Mail Id.

g. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs 50,000/-** (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 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 a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.

h. The incremental amount/price during the time of each extension shall be **Rs. 50,000** /- (incremental price) and time shall be extended to **5 (minutes)** when valid bid received in last minute.

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i. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

j. 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 **75% amount** 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.

k. No addition / deletion/ amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose.

l. 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, ARM MUMBAI Branch, IFSC Code CNRB0002360.**

m. It is respon sibility of the successful bidder / purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity, Water, Maintenances charges, license fee and any other charges required for transfer of the said property in favour of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.

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

o. 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 from sale amount. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.

p. 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 said 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. No claim / whatsoever / future shall be ent ertained after submission of the online bid regarding secured asset put for sale.

q. 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 with prior appointment of Authorized Officer.

r. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer.

s. At any stage of the auction, the Authorised Officer reserves his / her rights to revoke the auction notice for sale without prior notice, at his / her discretion and the Authorised Officer may accept / reject / modify / cancel the bid / offer or postpone the auction without assigning any reason thereof and without any prior notice.

t. For further details may contact Mr. Sudarshan Joshi, Authorised Officer, Canara Bank, ARM Branch, Mumbai (Ph.No.: 022 - 22065425/30/ Mb -9590913338) or Mr. Sumit Sinha Manager (Mob. No. 9572280694) may be contacted 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.** /support.ebkray@procure247.com)."

कृते केनरा बैंक/ FOR CANARA BANK

अधिकृत अधिकारी
AUTHORISED OFFICER
आस्ति वसूली प्रबंधन शाखा, मुंबई-400 001.
ASSET. RECOVERY MGMT. BR. MUMBAI-400 001.

Place: Mumbai
Date: 06.10.2026

Authorised Officer
Canara Bank

केनरा बैंक/CANARA BANK
आ.व.प्र. शाखा
ARM BRANCH
मुंबई/MUMBAI-01

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ARM BRANCH, MUMBAI

4th FLOOR, CANARA BANK BUILDING ADI MARZBAN STREET, BALLARD ESTATE, FORT MUMBAI – 400 001. Mob: 8655948054, Tel.: 8655948019, Email : cb2360@canarabank.com

REF :CB/ARM/SARFAESI/ TECH SUTRE/ADD-SALE EXT/SS DATE : 12.11.2026

The Director, M/s TECH SUTRE INDUSTRIES LIMITED (Borrower) Factory At, Land at Gat No. 105, Village Sutrepada, Taluka & District – Dhule, Maharashtra – 424302 Mobile No. 8879341593	Shri. Vinay Rohidas Patil S/o Rohidas Patil (Director, Joint Mortgager and Guarantor) Residing at, 301, Purna, Sir Pochkhanwala Road, Worli, Mumbai – 400 025 Mobile No. 9769111231	Shri. Kunal Rohidas Patil S/o Rohidas Chudaman Patil (Guarantor and Joint Mortgager) Plot No.23, Neharu Housing Society, Near Navrang Water Tank, Jaihind Colony, Dhule, Maharashtra – 424 002 Mobile No. 9769111888
Shri. Vinay Rohidas Patil S/o Rohidas Patil (Director, Joint Mortgager and Guarantor) Also Residing at, 22/23 Neharu Housing Society, Deopur, Jaihind Colony, Dhule, Maharashtra – 424 002 Mobile No. 9769111231	Shri. Kunal Rohidas Patil S/o Rohidas Chudaman Patil (Guarantor and Joint Mortgager) Residing at, 303, Purna, Sir Pochkhanwala Road, Worli, Mumbai – 400 025 Mobile No. 9769111888	Shri. Kishore Laxman Pawar S/o Laxman Pawar (Director and Guarantor) Residing at, 8/594, Abhyudaya Nagar, Veer Shrikant Keshav Hadkar Marg, Near Milan Indus, Kalachowki, Mumbai, Maharashtra - 400 033 Mobile No. 9769118727 / 9930621541
Shri. Anurag Bahadur S/o Virendra Bahadur (Director and Guarantor) 1602, 3B Siddhachal, Off. Pokhran Road No.2 Behind Vasant Vihar Siddhachal Phase 6, Apna Bazar Thane Maharashtra - 400610 Mobile No. 9819109997	M/s TECH SUTRE INDUSTRIES LIMITED Regd. Office At – A Block, 6th Floor, Shivsagar Estate, Dr. Annie Besant Road, Worli, Mumbai, Maharashtra – 400 018	

ADDENDUM TO E-AUCTION SALE NOTICE DATED 06.10.2026

(Under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 & Rule 9 of the Security Interest (Enforcement) Rules, 2002)

With reference to the E-Auction Sale Notice of M/s TECH SUTRE INDUSTRIES LIMITED dated 06.10.2026 which has been published in newspaper(s) on 07.10.2026 in respect of the secured asset(s), it is hereby informed that the date of e-auction/sale, which was scheduled on 12.11.2026, has been rescheduled to 23.11.2026 between 11:00 AM to 12:00 noon.

Similarly, the last date for submission of EMD is extended upto 23.11.2026 Till 10:30 AM .

All other terms and conditions of the E-Auction Sale Notice shall remain unchanged and continue to remain in full force.

कृते केनरा बैंक/ FOR CANARA BANK

अधिकृत अधिकारी
AUTHORISED OFFICER
आस्ति वसूली प्रबंधन शाखा, मुंबई-400 001.
ASSET. RECOVERY MGMT. BR. MUMBAI-400 001.

Authorised Officer
Canara Bank

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