

(Government of India Undertaking)
Asset Recovery Management Branch, Canara Bank, Sukhwani Business Hub,
3rd Floor, Nashik Phata Chowk, Kasarwadi, Pune – 411034 (Maharashtra),
Email: cb5208@canarabank.com Phone – 6364905153/ 7353372266

Ref. no. ARM/PUNE/AUCTION/NOVEMBER/2026-27

Date: 27.10.2026

To,

1) Mr. Sudhir Udhavrao Deshkhaire (Borrower)

Address 1: Park Street, Titanium Park, Sr. No. 210/2/211/2, Flat No. D-102 Wakad, Pune 411057

Address 2: Flat no E-103, 1st Floor, first floor in Building no. E, Park Street Project, Park Titanium, Plot no 3 & 4, Sr no 211/2, 210/2, 210/5, Wakad, Tal. Mulshi, Dist. Pune

2) Mrs. Manisha Sudhir Deshkhaire (Borrower)

Address 1: Park Street, Titanium Park, Sr. No. 210/2/211/2, Flat No. D-102 Wakad, Pune 411057

Address 2: Flat no E-103, 1st Floor, first floor in Building no. E, Park Street Project, Park Titanium, Plot no 3 & 4, Sr no 211/2, 210/2, 210/5, Wakad, Tal. Mulshi, Dist. Pune

(As Per Last Known Address)

By Regd. Post AD/Speed Post

Dear Sir,

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

As you are aware that, 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.


Authorized Officer
Canara Bank


ENCLOSURE – SALE NOTICE

Internal



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SALE NOTICE

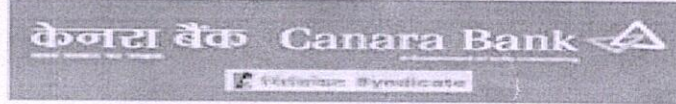
E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) and 9 of the Security Interest (Enforcement) Rules, 2002.

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 Authorized Officer of Asset Recovery Management Branch, Canara Bank, Sukhwani Business Hub, 3rd Floor, Nashik Phata Chowk, Kasarwadi, Pune – 411034 (Maharashtra), will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **20.11.2026** for recovery of **Rs. 1,33,15,792.68** (Rupees One Crore Thirty Three Lac Fifteen Thousand Seven Hundred Ninety Two and Sixty Eight Paise Only) as on **25.10.2026** plus further interest and charges due to the ARM branch, Pune of Canara Bank from **Mr. Sudhir Udhavrao Deshkhaire (Borrower)** and **Mrs. Manisha Sudhir Deshkhaire (Borrower)**.

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

Sr. no.	Location and details of the property	Reserve Price	EMD and last date to deposit EMD	Encumbrances
1.	All the piece and parcel of Flat no E-103, 1st Floor, admeasuring carpet area of about 94.57 Sq.Mtrs. In building E with adjoining same level balcony having carpet area of about 7.98 Sq.Mtrs. and terrace having carpet area of about 6.04 sq.mtr. And exclusive right to use Podium carpet area admeasuring 95.03 Sq. Mtrs. On first floor in Building no. E, Park street Project, Park Titanium, Plot no 3 & 4, Sr no 211/2, 210/2, 210/5, lying and situated at Village Wakad, Tal. Mulshi, Dist. Pune and within the limits of Pimpri Chinchwad Municipal Corporation, and registration district Pune and Sub District Tal. Mulshi and the land underneath owned by Mr. Sudhir Udhavrao Deshkhaire and Mrs. Manisha Sudhir Deshkhaire.	Rs. 2,90,00,000.00 (Rupees Two Crore Ninety Lakh Only)	Rs. 29,00,000.00 (Rupees Twenty Nine Lakh Only) By 19.11.2026 Till 05:00 PM	Not known

Internal



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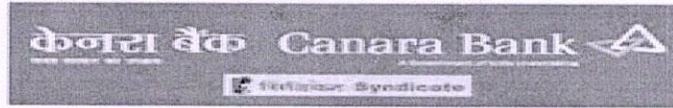
For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Authorised Officer, Asset Recovery Management Branch, Canara Bank, Sukhwani Business Hub, 3rd Floor, Nashik Phata Chowk, Kasarwadi, Pune – 411034 . Phone No. 6364905153 & 7353372266.

Date: 27.10.2026

Place: Pune



Internal



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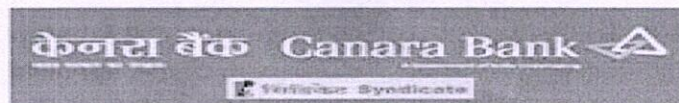
DETAILED TERMS AND CONDITIONS

1.	Name and Address of the Secured Creditor	Asset Recovery Management Branch, Canara Bank, Sukhwani Business Hub, 3rd Floor, Nashik Phata Chowk, Kasarwadi, Pune – 411034 (Maharashtra)
2.	Name and Address of the Borrowers and Guarantors	1) Mr. Sudhir Udhavrao Deshkhaire (Borrower) Address 1: Park Street, Titanium Park, Sr. No. 210/2/211/2, Flat No. D-102 Wakad, Pune 411057 Address 2: Flat no E-103, 1st Floor, first floor in Building no. E, Park Street Project, Park Titanium, Plot no 3 & 4, Sr no 211/2, 210/2, 210/5, Wakad, Tal. Mulshi, Dist. Pune. 2) Mrs. Manisha Sudhir Deshkhaire (Borrower) Address 1: Park Street, Titanium Park, Sr. No. 210/2/211/2, Flat No. D-102 Wakad, Pune 411057 Address 2: Flat no E-103, 1st Floor, first floor in Building no. E, Park Street Project, Park Titanium, Plot no 3 & 4, Sr no 211/2, 210/2, 210/5, Wakad, Tal. Mulshi, Dist. Pune.
3.	Total liabilities	Rs. 1,33,15,792.68 (Rupees One Crore Thirty Three Lac Fifteen Thousand Seven Hundred Ninety Two and Sixty Eight Paise Only) as on 25.10.2026 plus further interest and charges as applicable
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	20.11.2026 at 12:00 pm to 1:00 pm with unlimited extension of 5 minutes each
	(d) Place of Auction	Online

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

Sr. no.	Location and details of the property	Reserve Price	EMD and last date to deposit EMD	Encumbrances
1.	All the piece and parcel of Flat no E-103, 1st Floor, admeasuring carpet area of about 94.57 Sq.Mtrs. In building E with adjoining same level	Rs. 2,90,00,000.00 (Rupees Two Crore Ninety Lakh Only)	Rs. 29,00,000.00 (Rupees Twenty Nine Lakh Only)	Not known

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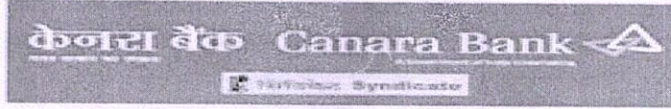
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balcony having carpet area of about 7.98 Sq.Mtrs. and terrace having carpet area of about 6.04 sq.mtr. And exclusive right to use Podium carpet area admeasuring 95.03 Sq. Mtrs. On first floor in Building no. E, Park street Project, Park Titanium, Plot no 3 & 4, Sr no 211/2, 210/2, 210/5, lying and situated at Village Wakad, Tal. Mulshi, Dist. Pune and within the limits of Pimpri Chinchwad Municipal Corporation, and registration district Pune and Sub District Tal. Mulshi and the land underneath owned by Mr. Sudhir Udhavrao Deshkhaire and Mrs. Manisha Sudhir Deshkhaire.		By 19.11.2026 Till 05:00 PM	
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6. Other terms and conditions:

- 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.
- The property can be inspected, with Prior Appointment with Authorised Officer, as on **09.11.2026 to 13.11.2026** between **11.00 AM to 05.00 PM**.
- 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.
- 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 **19.11.2026 by 05.00 p.m.**
- 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.
- 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.
- EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- 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



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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 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 Asset Recovery Management Branch, Canara Bank, 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 Asset Recovery Management Branch, Canara Bank, Sukhwani Business Hub, 3rd Floor, Nashik Phata Chowk, Kasarwadi, Pune – 411034** (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.

Place: Pune

Date: 27.10.2026



Internal

**AUTHORISED OFFICER
CANARA BANK**

