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 – 6364905153/7353372266

Ref: ARM/PUNE/SALENOTICE/UNIVAS/NOVEMBER/2026-27 **Date: 03.11.2026**

To,

M/s Univas Industries LLP (Borrower)
Address 1: 601/1, 601/2, Shindewadi,
Taluka Khandala, District Satara
Maharashtra 411062.

Mr. Mahesh Suresh Bahirat (Partner)
Address: 793, Vetal Peth, Bhor,
Taluka Bhor, District Pune,
Maharashtra 412206.

Mr. Vitthal Ramchandra Shinde (Partner)
Address: 775, Vetal Peth, Bhor,
Taluka Bhor, District Pune,
Maharashtra 412206.
(As Per Last Known Address)

Subject: Notice under Section 13(4) of the Securitisation 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.

Dear Sir/Madam,

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.

Yours faithfully,

Authorised Officer,
Canara Bank

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

ENCLOSURE – SALE NOTICE

Internal

केनरा बैंक Canara Bank

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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 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 **25.11.2026**, for recovery of **Rs. 1,98,96,582.79** (Rupees One Crore Ninety Eight Lac Ninety Six Thousand Five Hundred Eighty Two and Seventy Nine Paise Only) as on **05.10.2026** plus further interest due to the Asset Recovery Management Branch, Pune of Canara Bank from **M/s Univas Industries LLP (Borrower)** through Its **Partners Mr. Mahesh Suresh Bahirat** and **Mr. Vitthal Ramchandra Shinde.**

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

Sl. No	Location & Details of the Properties	Reserve Price	EMD & last date to deposit EMD	Known Encumbrance
1	All piece and parcel of the Industrial NA landed Property bearing GAT No. 65/69/2, admeasuring area 01 Hector 84 AAR, 50 Sq.Mtrs Assessed at Rs.184 Hissa 0 Hector 24 R 50 Sq.Mtrs along Bearing Grampanchayat Milkat No. 601/1 and 601/2 situated at Shindewadi, Taluka Khandala, District Satara, Maharashtra 412801 within registration Office Satara Sub Registration District Taluka Khandala, within the limits of Satara Zilla Parishad and also panchayat Samiti Khandala. **Boundaries:** **East:** Gat No.69, 65 properties of Pushkar Realty. **South:** Remaining property of Bhujbal Brothers properties of Gat no.65/69/2. **North:** Gat No.69 property of Pushkar Realty. **West:** Gat No.69, 65 properties of Pushkar Realty and Ms Bhujbal Brothers Property.	**Rs. 1,75,00,000.00** (Rupees One Crore Seventy Five Lakh Only)	**Rs. 17,50,000.00** (Seventeen Lakh Fifty Thousand Only) By **24.11.2026** Till **05.00 p.m.**	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 Chief Manager Canara Bank, ARM branch, Sukhwani Business Hub, 3rd Floor, Nashik Phata Chowk, Kasarwadi, Pune – 411034. Phone No. 6364905153, 7353372266.

Date: 03.11.2026
Place: Pune

AUTHORISED OFFICER
CANARA BANK

Asset Recovery Management Br. Pune-4 5208

Internal

केनरा बैंक Canara Bank
Union Syndicate

(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 – 6364905153/7353372266

DETAILED TERMS AND CONDITIONS

1.	**Name and Address of the Secured Creditor**	Canara Bank, Asset Recovery Management Branch, Sukhwani Business Hub, 3rd Floor, Nashik Phata Chowk, Kasarwadi, Pune – 411034
2.	**Name & Address of borrowers/ Guarantors**	**M/s Univas Industries LLP (Borrower)** **Address:** 601/1, 601/2, Shindewadi, Taluka Khandala, District Satara Maharashtra 411062. **Mr. Mahesh Suresh Bahirat (Partner)** **Address:** 793, Vetal Peth, Bhor, Taluka Bhor, District Pune, Maharashtra 412206. **Mr. Vitthal Ramchandra Shinde (Partner)** **Address:** 775, Vetal Peth, Bhor, Taluka Bhor, District Pune, Maharashtra 412206.
3.	**Total liabilities**	**Rs. 1,98,96,582.79** (Rupees One Crore Ninety Eight Lac Ninety Six Thousand Five Hundred Eighty Two and Seventy Nine Paise Only) as on **05.10.2026** plus further interest
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	**25.11.2026** at **12:00 pm to 1:00 pm** with unlimited extension of **5 minutes** each
	d) Place of Auction	Online

5. Details of Property

Sl. No	Location & Details of the Properties	Reserve Price	EMD & last date to deposit EMD	Known Encumbrance
1.	All piece and parcel of the Industrial NA landed Property bearing GAT No. 65/69/2, admeasuring area 01 Hector 84 AAR, 50 Sq.Mtrs assessed at Rs.184 Hissa 0 Hector 24 R 50 Sq.Mtrs along Bearing Grampanchayat Milkat No. 601/1 and 601/2 situated at Shindewadi, Taluka Khandala, District Satara, Maharashtra 412801 within registration Office Satara Sub Registration District Taluka Khandala, within the limits of Satara Zilla Parishad	**Rs. 1,75,00,000.00** (Rupees One Crore Seventy Five Lakh Only)	**Rs. 17,50,000.00** (Seventeen Lakh Fifty Thousand Only) By **24.11.2026** Till **05.00 p.m.**	Not Known to Bank

Internal

	and also panchayat Samiti Khandala. **Boundaries:** **East:** Gat No.69, 65 properties of Pushkar Realty. **South:** Remaining property of Bhujbal Brothers properties of Gat no.65/69/2. **North:** Gat No.69 property of Pushkar Realty. **West:** Gat No.69, 65 properties of Pushkar Realty and Ms Bhujbal Brothers Property.			

6. 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 Authorized Officer, as on **16.11.2026 to 20.11.2026** 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 **24.11.2026** by **05.00 p.m.**

e) 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 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 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 Authorized 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.

Internal

केनरा बैंक Canara Bank
Vehicles Syndicate

(Government of India Undertaking)
Asset Recovery Management Branch, Sukhwani Business Hub,
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Email: cb5208@canarabank.com Phone – 6364905153/7353372266

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

l) Authorized 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** (Ph. No. 020 25511034, 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.

Date: 03.11.2026
Place: Pune

AUTHORISED OFFICER
CANARA BANK

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

Internal