केनरा बैंक Canara Bank

सिंडिकेट Syndicate

CANARA BANK, REGIONAL OFFICE NAVI MUMBAI
2ND FLOOR, A WING, MAHAVIR ICON, SECTOR 15,
CBD BELAPUR, NAVI MUMBAI-400614
Email: recoveryronm@canarabank.com

SALE NOTICE

E- AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES UNDER 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 Symbolic possession of which has been taken by the Authorized Officer of **Canara Bank** will be sold on "As is where is", "As is what is" basis on **20.11.2026** for recovery of ₹ **16,63,370.92 (Rupees Sixteen Lakh Sixty Three Thousand Three Hundred Seventy and Paise Ninety Two Only)** towards Loan account no. **52117730000128, Mr. Ganesh Sudhakar Gharat** having address: - House No 354, Ground + 1st Upper Floor, Building Name Navin Sheva, Navin Sheva, Taluka Uran, District Raigad 400702

Sl. No	Description of Property	Reserve Price	Earnest Money Deposit
1.	Residential Premises owned by **Mr. Ganesh Sudhakar Gharat At**: House No 354, Ground + 1st Upper Floor, Building Name Navin Sheva, Navin Sheva, Taluka Uran, District Raigad 400702 **Ad Measuring:** 931 Sq Ft Built Up Area **Boundaries**: **North** – Property of Sudhakar Gharat, **South** – Village Houses, **East** – Village Houses, **West** – Grampanchayat Road	**Rs. 26,24,400 /-**	**Rs. 2,62,440/-**

The Earnest Money Deposit shall be deposited on or before **19.11.2026 upto 5.00p.m**. Details of EMD and other documents to be submitted to service provider on or before **19.11.2026 up to 5.00p.m**. Date of Inspection of properties on **18.11.2026** with prior appointment with Authorized Officer. Date up to which documents can be deposited with the bank is **19.11.2026.**
For detailed terms and conditions of the sale, please refer the link "E-Auction" provided in Canara Bank's website (http://www.canarabank.com) or may contact **MRS. S NALINI (Mob no. - 9490749678) email id : recoveryronm@canarabank.com** during office hours on any working day or the service provider **M/s PSB Alliance Pvt. Ltd. (BAANKNET), Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400037, Help desk No. 8291220220, (support.baanknet@psballiance.com), Website – (https://baanknet.com).**

FOR CANARA BANK

Authorised Officer

Date: 04.11.2026
Place: Navi Mumbai

AUTHORISED OFFICER
CANARA BANK, REGIONAL OFFICE NAVI MUMBAI

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 04.11.2026

1.	Name and Address of the Secured Creditor	:	Canara Bank Uran Mora Branch Chisty Manzil, Bungalow No.6976, 1st Floor, Fud No. 6, Mora, Taluka Uran District Raigad 400704 Mr. Ashish Gadekar Phone 9039204809
2.	Name and Address of Borrower(s) / Guarantor(s)	:	**Mr. Ganesh Sudhakar Gharat** House No 354, Ground + 1st Upper Floor, Building Name Navin Sheva, Navin Sheva, Taluka Uran, District Raigad 400702 **Mr. Nandkumar Yashwant Kadu (Guarantor)** At Sonari, Post Jnpt, Taluka Uran, Raigad 400707 **Mr. Mahesh K. Patil (Guarantor)** At Post Bokadvira, Tal Uran, Dist Raiagd 400702
3.	Total Liabilities as on 04.11.2026	:	**₹ 16,63,370.92 (Rupees Sixteen Lakh Sixty Three Thousand Three Hundred Seventy and Paise Ninety Two Only)** plus interest and charges from 04.11.2026
4	a. Mode of Auction b. Details Auction Service Provider c. Date & Time of Auction	: : :	E – auction **M/s PSB Alliance Pvt Ltd (BAANKNET).** **20.11.2026 (10.00 AM to 12.00 PM)** (With unlimited extension of 5 min. duration each till the conclusion of the sale).
5.	Reserve Price	:	As per sale Notice

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 on the dates mentioned in Sale Notice.

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 with the multiples of Rs.10,000/-.

d. EMD amount of 10% of the Reserve price is to be deposited by way of Demand Draft in favor of Authorized Officer, **Canara Bank, Uran Mora Branch (DP 15211)** OR shall be deposited through RTGS / NEFT/ Funds Transfer to credit of account of **Canara Bank , Uran Mora Branch (DP 15211)**, A/c name - SL - OL -PARKING GL, **A/c number -209272434, IFSC Code CNRB0015211** on or before **19.11.2026 up to 5.00 p.m**. Details of EMD and other documents to be submitted to service provider on or before **19.11.2026 up to 5.00 p.m.**

e. After payment of EMD amount the intending bidders should submit a copy of the following documents/details on or before **19.11.2026 up to 5.00 p.m.** to **Canara Bank, Uran Mora Branch (DP 15211)** 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. 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. Bidder Name, Contact No., Address, Email ID.

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

f. The intending bidders should register their names at portal (https://www.bankeauctions.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), Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400037, Help desk No. 8291220220, recoveryronm@canarabank.com, Website – (https://baanknet.com).

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 multiples 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 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 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 Authorized Officer without any 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.50.00 lakhs (Rupees Fifty lakhs only) 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 of the Bank.

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

l. There is no encumbrance in the property to the knowledge of the Bank. Successful Bidder is liable to pay all society dues, municipal taxes / panchayat taxes / electricity / water charges / other charges, duties and taxes whatsoever, including outstanding, if any, in respect of and / or affecting the subject property.

m. Authorized Officer reserves the right to postpone / cancel or vary the terms and conditions of e – auction without assigning any reason thereof.

n. 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, Mumbai Circle Office or Regional Office, Navi Mumbai who, as a facilitating center shall make necessary arrangements.

For further details contact Canara Bank, Recovery and Legal Section, Second Floor, Bandra Kurla Complex, Circle Office, Mumbai" and "Canara Bank ,Navi Mumbai Regional Office, **2ND FLOOR, A WING, MAHAVIR ICON, SECTOR 15,CBD BELAPUR, NAVI MUMBAI-400614** Ph no. +91 **9490749678** Email: recoveryronm@canarabank.com may be contacted during office hours on any working day or the service provider **M/s PSB Alliance Pvt. Ltd. (BAANKNET),** Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400037, Help desk No. 8291220220, (support.baanknet@psballiance.com) , Website – (https://baanknet.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.

For CANARA BANK

Authorised Officer

Place: Navi Mumbai
Date: 04.11.2026

Authorized Officer
Canara Bank, Regional Office, Navi Mumbai