

(Government of India Undertaking)

ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX

1ST FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)

Email: cb5208@canarabank.com Phone – +91 20 25511034/8739018778/ 7509985705

Ref: ARM/SAL/NOTICE/BALAJI/JAN/2025-26

Date: 05.12.2025

To,

1. MR. BALAJI GULABSINGH THAKUR (BORROWER)

Address: S NO 48 1 B SAINAGAR,
CHANDAN NAGAR, KHARADI
PUNE-411014

2. MRS. SHOBHA BALAJI THAKUR (CO-BORROWER)

Address: S NO 48 1 B SAINAGAR,
CHANDAN NAGAR, KHARADI
PUNE-411027

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 Rules 8(6) and 9 of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Canara Bank, ARM Branch have taken possession of the assets 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 thereunder, 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

ENCLOSURE - SALE NOTICE





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SALE NOTICE

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 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 Asset Recovery Management Branch, Pune of Canara Bank, 1st Floor, 1259, Renuka Complex, J M Road, Deccan Gymkhana, Pune -411004, will be sold on AS is where is", As is what is", and Whatever there is" on **15.01.2026**, for recovery of **Rs. 23,49,827.22** (Rupees Twenty Three lakh Forty Nine Thousand Eight Hundred Twenty Seven & Paise Twenty Two Only) as on **08.07.2025** plus further interest due to the Assest Recovery Management Branch, Pune of Canara Bank from **Mr. Balaji GulabSingh Thakur** (Borrower) residing at S. No. 48 1 B Sai Nagar, Chandan Nagar, Kharadi, Pune 411014

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

SI No.	Location & Details of the Properties	Reserve Price	EMD & last date to deposit EMD	Known Encumbrance
1.	<p>All That Part and Parcel of Property Bearing Flat No. 606, Situated on 6th Floor, Admeasuring Carpet Area 47.94 Sq.Mtrs. with enclosed balcony area admeasuring 6.24 Sq.mtrs & with terrace area admeasuring about 4.89 Sq.mtrs. and along with open car parking in B wing in the project known as SAI SAHAWAS, being constructed on Land bearing Gat No.53, situated A village Wadelbohali, Taluka Haveli, Dist Pune and within the limits of Sub Registrar Haveli, Pune And Situated within the local limits of Zilla Parishad Pune and Taluka Panchayat Samitee Haveli Owned by Mr. Balaji Gulabsingh Thakur & Mrs. Shobha Balaji Thakur</p> <p>BOUNDARY OF THE FLAT: East: By Flat No. By remaining Land of Suresh B Shinde out of Gat No.53 South: By Remaining Land of Smt. Yamunabai T shinde out of Gat No.53 West: By Wadebolhai Temple to Wadegaon Z.P Road North: By Property Out of Gat No. 49 & Govt. Hospital (Property under Symbolic Possession of the Bank)</p>	<p>Rs. 26,46,000.00 (Rupees Twenty Six Lakh Forty Six Thousand Only)</p>	<p>Rs. 2,64,600.00 (Two Lakh Forty Six Thousand Six Hundred Only) By 14.01.2026 till 5.00 pm</p>	<p>Not Known to bank</p>

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 Assistant General Manager Canara Bank, ARM Branch,1259, Deccan Gymkhana, Renuka Complex,1st Floor, Jangli Maharaj Road, Pune -411004. Phone No (020) 25511034,8739018778,7509985705

Date: 05.12.2025
Place: Pune



AUTHORIZED OFFICER
CANARA BANK

Internal

केनरा बैंक Canara Bank

Asset Recovery Management Branch

(Government of India Undertaking)

ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX

1ST FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)

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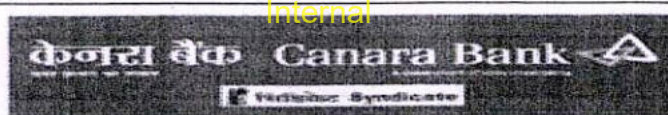
DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 05.12.2025

1	Name and Address of the Secured Creditor	Canara Bank, Assest Recovery Management Branch, 1259, 1st Floor, Renuka Complex, J M Road, Deccan Gymkhana Pune -411004
2	Name and Address of the Borrower & Guarantor	Mr. Balaji Gulab Singh Thakur (Borrower) Address :- S No 48 1 B SaiNagar, Chandan Nagar, Kharadi Pune -411027 Mrs Shobha Balaji Thakur (Co-Borrower) Address :- S No 48 1 B SaiNagar, Chandan Nagar, Kharadi Pune -411027
3	Total liabilities as on 08.07.2025	Rs. 28,12,000/- (Rupees Twenty Eight Lakh Twelve Thousand Only 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 & Time of Auction	15.01.2026 at 12:00 pm to 1:00 pm with unlimited extension of 5 mins each
	d) Place of Auction	Online

5. 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 That Part and Parcel of Property Bearing Flat No. 606, Situated on 6th Floor, Admeasuring Carpet Area 47.94 Sq.Mtrs. with enclosed balcony area admeasuring 6.24 Sq.mtrs & with terrace area admeasuring about 4.89 Sq.mtrs. and along with open car parking in B wing in the project known as SAI SAHAWAS, being constructed on Land bearing Gat No.53, situated A village Wadelbohali, Taluka Haveli, Dist Pune and within the limits of Sub Registrar Haveli, Pune And Situated within the local limits of Zilla Parishad Pune and Taluka Panchayat Samitee Haveli Owned by Mr. Balaji Gulabsing Thakur & Mrs. Shobha Balaji Thakur BOUNDARY OF THE FLAT: East: By Flat No. By remaining Land of Suresh B Shinde out of Gat No.53 South: By Remaining Land of Smt. Yamunabai T shinde out Gat No.53 West: By Wadebolhai Temple to Wadegaon Z.P Road North: By Property Out of Gat No. 49 & Govt. Hospital (Property under Symbolic Possession of the Bank)	Rs. 26,46,000.00 (Rupees Twenty Six Lakh Forty Six Thousand Only)	Rs. 2,64,600.00 (Two Lakh Forty Six Thousand Six Hundred Only) By 14.01.2026 till 5.00 pm	Not Known to bank





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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 Authorised Officer, as on **05.01.2026 to 07.01.2026** between **11.00 AM to 03.00 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 **14.01.2026** by 5.00 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 multiples of **Rs. 10,000.00** (Rs. Ten Thousand 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 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 Canara Bank, Asset Recovery Management Branch, 1259, Renuka Complex, 1st Floor, J M Road, Deccan Gymkhana, Pune- 411004 who, as a facilitating centre, shall make necessary arrangements.
- n) For further details **contact Canara Bank, Asset Recovery Management Branch, Deccan Gymkhana, Pune** (Ph. No. 020 25511034, 8739018778, 7509985705) 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: 05.12.2025



**AUTHORISED OFFICER
CANARA BANK**

Internal