

(Government of India Undertaking)

ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX

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

Email: [cb5208@canarabank.com](mailto:cb5208@canarabank.com) Phone – 7020010307/8739018778/ 7509985705

Ref.No. ARM/PUNE/AUCTION/DHANRAJ/DEC/2025-26

Date: 27.11.2025

To,

1. M/s Dhanraj Enterprises  
Proprietary concern of Mr. Sunil Ramdas Patil  
C-4, Bunglow No. 13, Gate No. C, Sector 30 & 31, PCNTDA, Rail Vihar, Bijlinagar,  
Chinchwad, Pune- 411033
2. Mr. Sunil Ramdas Patil  
Building No. P-3, Flat No. 605, Sixth Floor  
Uday Hilltop Residency  
Survey No 91, Near P.C.M.C. Water Tank  
Ravet, Pune 412101
3. Mrs. Jayshree Pravin Jadhav  
Flat No. 3, B Darshan Residency,  
Plot No. 7A/28, Sector No.29, Near Bhondve Corner, PCNTDA, Ravet, Pune-411033.

**SUBJECT:** Notice under Section 13(4) of the Securitisation 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

===== Internal =====  
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



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 proviso to 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 and Movable Assets hypothecated to the Secured Creditor, the Symbolic Possession of which has been taken by the Authorised Officer of Asset Recovery Management Branch, Canara Bank, 2<sup>nd</sup> 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 20.12.2025, for recovery of Rs. 2,19,76,086.66 (Rupees Two Crore Nineteen Lakh Seventy Six Thousand Eighty Six and Paise Sixty Six Only) as on 06.11.2025 plus interest due to the Asset Recovery Management Branch, Pune of Canara Bank from M/s Dhanraj Enterprises. (Borrower), Sri. Sunil Ramdas Patil, Smt. Jayashri Pravin Jadhav (Borrowers/ Guarantors/Mortgagers).

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

Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Known Encumbrance
All that piece and parcel of Duplex Flat No. 3, on Ground + First Floor, of the Wing 'B' in 'Darshan Residency', on Sector No. 29, Plot No. 7A/28, Shinde Vasti, Near PCMC Garden, at Ravet, Taluka- Haveli, Pune  <b>Bounded by:</b> East: Nala West: 34.5 Mtr wide road South: Nala North: Area out of 12.5% (The property is under Symbolic possession of bank)	Rs. 74,00,000.00 (Rupees Seventy Four Lakh Only)	Rs. 7,40,000.00 (Rupees Seven Lakh Forty Thousand Only)  By 19.12.2025 till 05.00 PM	Not Known

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Chief Manager Canara Bank, ARM branch, 1259, Deccan Gymkhana, Renuka Complex, 2nd floor, Jangli Maharaj Road, Pune – 411004. Phone No. 02025511034, 9798032011 & 9860033368.

Date: 27.11.2025  
Place: Pune



AUTHORISED OFFICER  
CANARA BANK

Internal





(Government of India Undertaking)

ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX

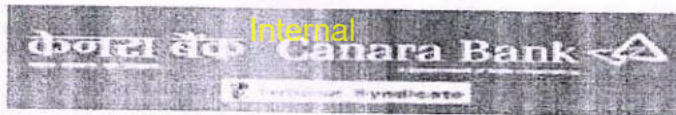
1<sup>ST</sup> FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)Email: [cb5208@canarabank.com](mailto:cb5208@canarabank.com) Phone – 7020010307/8739018778/ 7509985705**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 27.11.2025**

1.	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch, 1259, 2 <sup>nd</sup> Floor, Renuka Complex, J M Road, Deccan Gymkhana Pune- 411 004
2.	Name and Address of the Borrowers and Guarantors	<p>1. <b>M/s Dhanraj Enterprises</b> Proprietary concern of Mr. Sunil Ramdas Patil C-4, Bunglow No. 13, Gate No. C, Sector 30 &amp; 31, PCNTDA, Rail Vihar, Bijlinagar, Chinchwad, Pune-411033</p> <p>2. <b>Mr. Sunil Ramdas Patil</b> Building No. P-3, Flat No. 605, Uday Hilltop Residency, Survey No 91, Near P.C.M.C. Water Tank, Ravet, Pune 412101</p> <p>3. <b>Mrs. Jayshree Pravin Jadhav</b> Flat No. 3, B Darshan Residency, Plot No. 7A/28, Sector No. 29, Near Bhondve Corner, PCNTDA, Ravet, Pune-411033.</p>
3.	Total liabilities as on 06.11.2025	Rs. 2,19,76,086.66 (Rupees Two Crore Nineteen Lakh Seventy Six Thousand Eighty Six and Paise Sixty Six Only) as on 06.11.2025 plus interest
4.	(a) Mode of Auction	E-auction
	(b) Details of Auction service provider	M/s. PSB Alliance Pvt Ltd. through its website: <a href="https://baanknet.com">https://baanknet.com</a>
	(c) Date and Time of Auction	20.12.2025 at 12:00 pm to 1:00 pm with unlimited extension of 5 min each
	(d) Place of Auction	Online

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

Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
All that piece and parcel of Duplex Flat No. 3, on Ground + First Floor, of the Wing 'B' in 'Darshan Residency', on Sector No. 29, Plot No. 7A/28, Shinde Vasti, Near PCMC Garden, at Ravet, Taluka- Haveli, Pune	Rs. 74,00,000.00 (Rupees Seventy Four Lakh Only)	Rs. 7,40,000.00 (Rupees Seven Lakh Forty Thousand Only)	Not Known to bank





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Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
Bounded by: East: Nala West: 34.5 Mtr wide road South: Nala North: Area out of 12.5%  (The property is under Symbolic possession of bank)		By 19.12.2025 till 05.00 PM	

**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 **10.12.2025 to 12.12.2025** between **11.00 AM to 03.00 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 **19.12.2025** by 5.00 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 multiples 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.
- 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.
- 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.
- All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.



Internal



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- 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, 1<sup>st</sup> 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](mailto: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: 27.11.2025**

Internal

**AUTHORISED OFFICER  
CANARA BANK**



Internal