

(Government of India Undertaking)

ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX

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

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

Ref: ARM/PUNE/SALENOTICE/DEC/2025-26

Date: 29.11.2025

To,

M/s Kalpavruksha Agro Industries Regd.

Office at Gat No. 3421, Sanaswadi Road,

Talegaon Dhamdhare, Taluka- Shirur, Dist- Pune-412208.

Shri. Mahendra Sainath Mandlik

Residing at Flat No. 28& 32, 3rd floor, Kshitij Vihar CHS Ltd.

phase 1, Gat no 1313/2, Talegaon Dhamdhare Road,

Shikrapur, Taluka Shirur, Dist Pune -412208.

Shri. Javed Ibrahim Inamdar

Residing at Flat No. 9, 1st floor, Kshitij Vihar CHS Ltd. phase III,

Gat no 1313/2, Talegaon Dhamdhare Road, Shikrapur,

Taluka Shirur, Dist Pune -412208.

Smt. Anjum Javed Inamdar

Residing at Flat No. 9, 1st floor, Kshitij Vihar CHS Ltd. phase III

Gat no 1313/2, Talegaon Dhamdhare Road, Shikrapur,

Taluka Shirur, Dist Pune -412208

Dear Sir/Madam,

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

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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



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SALE NOTICE

E-Auction Sale Notice for Sale of Immovable/movable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rules 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/movable properties mortgaged/charged to the Secured Creditor, the Symbolic possession of which has been taken by the Authorized Officer of ARM branch, Pune of the Canara Bank, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on **30.12.2025** for recovery of **Rs. 88,78,393.24** (Rs. Eighty eight lakh seventy eight thousand three hundred ninety three and paised twenty four only) as on **30.06.2025** and further interest & charges thereon to the ARM branch, Pune of Canara Bank from **M/s Kalpavruksha Agro Industries** (Borrower) Regd. Office at Gat no. 3421, Sanaswadi road, Talegaon Dhamdhere, Taluka – Shirur, Dist- Pune through its partners Shri. Mahendra Sainath Mandlik, Shri. Javed Ibrahim Inamdar, Smt. Anjum Javed Inamdar of M/s Kalpavruksha Agro Industries.

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 Encumbrances
1	All that piece and parcel of the property consisting of land property admeasuring 500 sq.ft along with the building constructed bearing Flat no. 9, 1 st floor, Kshitij Vihar CHS Ltd. phase III, Gat no 1313/2, Talegaon Dhamdhere Road, Shikrapur, Taluka Shirur, Dist Pune -412208 Built Up Area 46.46.sq.m bounded by: North: Parking South: Kshitij Vihar Phase-2 East: Flat no.8 West: Flat no.10	Rs. 9,50,000.00 (Rs. Nine Lakh Fifty Thousand Only)	Rs. 95,000.00 (Rs. Ninty Five Thousand Only) 29.12.2025 by 5.00 pm	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, ARM branch, 1259, Deccan Gymkhana, Renuka Complex, 2nd floor, JangliMaharaj Road, Pune – 411004. (Ph. No. 02025511034 & Mob.9798032011) during office hours on any working day.

Date: 29.11.2025

Place: Pune

AUTHORISED OFFICER
CANARA BANK

**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

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 29.11.2025

1. Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch, 1259, 1st Floor, Renuka Complex, J M Road, Deccan Gymkhana Pune- 411 004
2. Name and Address of the Borrowers/Guarantors	M/s Kalpavruksha Agro Industries Regd. Office at Gat No. 3421, Sanaswadi Road, TalegaonDhamdhere, Taluka- Shirur, Dist- Pune-412208. Shri. Mahendra Sainath Mandlik Residing at Flat No. 28& 32, 3 rd floor, KshitijVihar CHS Ltd. phase 1, Gat no 1313/2, Talegaon Dhamdhere Road, Shikrapur, TalukaShirur, Dist Pune -412208. Shri. Javed Ibrahim Inamdar Residing at Flat No. 9, 1 st floor, KshitijVihar CHS Ltd. phase III, Gat no 1313/2, TalegaonDhamdhere Road, Shikrapur, TalukaShirur, Dist Pune -412208. Smt. Anjum Javed Inamdar Residing at Flat No. 9, 1 st floor, KshitijVihar CHS Ltd. phase III Gat no 1313/2, TalegaonDhamdhere Road, Shikrapur, TalukaShirur, Dist Pune -412208
3. Total liabilities as on 30.06.2025	Rs. 88,78,393.24 (Rs. Eighty eight lakh seventy eight thousand three hundred ninety three and paise twenty four only) as on 30.06.2025 and further interest & charges thereon
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	30.12.2025 at 12:00 pm to 1:00 pm with unlimited extension of 5 mins 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 Encumbrances
1	All that piece and parcel of the property consisting of land property admeasuring 500 sq.ft along with the building constructed bearing Flat no. 9, 1 st floor, Kshitij Vihar CHS Ltd. phase III, Gat no 1313/2, Talegaon Dhamdhere Road, Shikrapur, Taluka Shirur, Dist Pune -412208. Built Up Area 46.46.sq.m bounded by: North: Parking South: Kshitij Vihar Phase-2 East: Flat no.8 West: Flat no.10	Rs. 9,50,000.00 (Rs. Nine Lakh Fifty Thousand Only)	Rs. 95,000.00 (Rs. Ninty Five Thousand Only) 29.12.2025 by 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 **22.12.2025 to 24.12.2025** 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 **29.12.2025** 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, 7020010307) 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: 29.11.2025

**AUTHORISED OFFICER
CANARA BANK**

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