

(Government of India Undertaking)

ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX

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

Email: [cb5208@canarabank.com](mailto:cb5208@canarabank.com) Phone – +91 20 25511034/8739018778/ 7509985705

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

Date: 27.11.2025

To,

M/S.Pareek Constrowell Private Limited

Plot No3 B Wing Balaji Celebration Near Ganpati Mandir Vishrambhag Sangli Maharashtra

Mr.Gokul Shrinarayan Pareek

Plot No 3 B Wing Balaji Celebration Near Ganpati Mandir Vishrambhag Sangli Mirak, Sangli M.H. India 416416

Mrs. Preeti Gokul Pareek

Flat No 1 Archana Apartment Dr Ashok Patil Hospital Mage Tanwade Plot, Sangli Miraj, Sangli M.H. India (416416)

**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 Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 to the Secured Creditor, the Symbolic Possession of which has been taken by the Authorised Officer of Asset Recovery Management Branch, Canara Bank, 1<sup>st</sup> Floor, 1259, Renuka Complex, J M Road, Deccan Gymkhana, Pune - 411004, Secured Creditor will be sold on "As is where is", "As is what is", and "Whatever there is" on **20.12.2025**, for recovery of Rs. **2,35,32,127.51** (Rupees Two Crore Thirty five lakhs, thirty two thousand one hundred twenty seven & paise fifty one only) as on **09.07.2025** plus further interest due to the Secured Creditor from : **1. M/S.Pareek Constrowell Private Limited Promoters** 1. Mr. Gokul Shrinarayan Pareek 2. Mrs. Preeti Gokul Pareek Plot No 3 B Wing Balaji Celebration Near Ganpati Mandir vishrambhag Sangli Maharashtra- 416416

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

Sr. No.	Location & Details of the Properties	Reserve Price	EMD & last date to deposit EMD	Encumbrances
1.	<p>All That Part And Parcel Of The Property Consisting Of Commercial Shop Store No. B-01, 30.20 Sqmtr, B-02, 29.28 Sqmtr &amp; B-03 26.49 Sqmtr, On Basement Floor, Of The Building No. "2B" In "Tuljabhawani Apartment" On Cts No. 20417/7 (Gat No. 887), Tuljabhawani Nagar, Off Yadrav Fata To Panchaganga Factory Road, At Ichalkaranji, Tal. Hatkanagale, Dist. Kolhapur-416121.</p> <p>Bounded: Store No. B-01 East: By unit no. B-02 West: By side margin &amp; internal road South: By common passage &amp; staircase North: By Plinth</p> <p>Store No. B-02 East: By store unit no. B-03 West: By store unit no. B-01 South: By common passage &amp; staircase North: By Plinth</p> <p>Store No. B-03</p>	<p>Rs. 16,00,000.00 (Rupees Sixteen Lakh Only)</p>	<p>Rs. 1,60,000.00 (Rupees One Lakh Sixty Thousand Only)</p> <p>on or before <b>19.12.2025</b> at 5.00 PM</p>	Not Known to Bank





**केनरा बैंक Canara Bank** 

**ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX  
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Email: [cb5208@canarabank.com](mailto:cb5208@canarabank.com) Phone – +91 20 25511034/8739018778/ 7509985705**

East: By store unit no. B-04 West: By store unit no. B-02 South: By common passage North: By Plinth			
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Date: 27.11.2025  
Place: Pune

AUTHORISED OFFICER  
CANARA BANK



(Government of India Undertaking)

**ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX**

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**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, 1st Floor, Renuka Complex, J M Road, Deccan Gymkhana Pune- 411 004
2.	Name & Address of borrowers/ Guarantors	M/S.Pareek Constrowell Private Limited Plot No3 B Wing Balaji Celebration Near Ganpati Mandir Vishrambhag Sangli Maharashtra  Mr.Gokul Shrinarayan Pareek Plot No 3 B Wing Balaji Celebration Near Ganpati Mandir Vishrambhag Sangli Mirak, Sangli M.H. India 416416  Mrs. Preeti Gokul Pareek Flat No 1 Archana Apartment Dr Ashok Patil Hospital Mage Tanwade Plot, Sangli Miraj, Sangli M.H. India (416416)
3.	Total liabilities as on 09.07.2025	Rs. 2,35,32,127.51 (Rupees Two Crore Thirty five lakhs, thirty two thousand one hundred twenty seven & paisa fifty one only) as on 09.07.2025 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: <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 mins each
	d) Place of Auction	Online

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

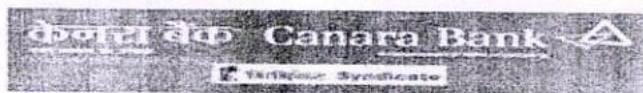
Sr. No	Location & Details of the Properties	Reserve Price	EMD & last date to deposit EMD	Known Encumbrances
1.	All That Part And Parcel Of The Property Consisting Of Commercial Shop Store No. B-01, 30.20 Sqmtr, B-02, 29.28 Sqmtr & B-03 26.49 Sqmtr, On Basement Floor, Of The Building No. "2B" In "Tuljabhawani Apartment" On Cts No. 20417/7 (Gat No. 887), Tuljabhavani Nagar, Off Yadrav Fata To Panchaganga Factory Road, At Ichalkaranji, Tal. Hatkanagale, Dist. Kolhapur-416121.	Rs. 16,00,000.00 (Rupees Sixteen Lakh Only)	Rs. 1,60,000.00 (Rupees One Lakh Sixty Thousand Only)  on or before 19.12.2025 at 5.00 PM	Not Known to Bank

Internal





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<p>Bounded:</p> <p>Store No. B-01</p> <p>East: By unit no. B-02</p> <p>West: By side margin &amp; internal road</p> <p>South: By common passage &amp; staircase</p> <p>North: By Plinth</p> <p>Store No. B-02</p> <p>East: By store unit no. B-03</p> <p>West: By store unit no. B-01</p> <p>South: By common passage &amp; staircase</p> <p>North: By Plinth</p> <p>Store No. B-03</p> <p>East: By store unit no. B-04</p> <p>West: By store unit no. B-02</p> <p>South: By common passage</p> <p>North: By Plinth</p>			
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**6. Other terms and conditions:**

- The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).
- The property/ies will be sold above the Reserve Price.
- 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 05.00 PM**
- Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 7046612345/ 6354910172/ 8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com).
- The intending bidders shall deposit Earnest Money Deposit (EMD), 10% of the Reserve Price 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 at 5.00 PM**.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs. 10,000/-** (Rupees Ten Thousand Only) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.
- The incremental amount/price during the time of each extension shall be Rs. 10,000/- (Rupees Ten Thousand Only) and time shall be extended to 5 (Five) minutes when valid bid received in last minutes.
- 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 same day and or not later than next working day and the balance 75% amount of sale price to be deposited within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, 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.
- The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. 209272434 of Canara Bank, Asset Recovery Management Branch, IFSC Code – CNRB0005208 (Branch IFSC Code).



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- k) All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- l) For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.
- m) To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The eAuction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
- n) It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank.
- o) Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p) For further details Canara Bank, Asset Recovery Management Branch, Deccan Gymkhana, Pune (Ph. No. 020 25511034, 8739018778, 7509985705, 9033828324) e-mail id: [cb5208@canarabank.com](mailto:cb5208@canarabank.com) may be contacted during office hours on any working day. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: [support.BAANKNET@psballiance.com](mailto:support.BAANKNET@psballiance.com)./ [support.ebkray@procure247.com](mailto:support.ebkray@procure247.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.

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Place: Pune  
Date: 27.12.2025

AUTHORISED OFFICER  
CANARA BANK



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