

Internal



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

Date: 04.12.2025

To,

M/S. Skyleaps Industries Pvt Ltd

Shed No 2b 3 4 Ground Floor Gat No 142 Shivare Bhore Pune 412205

Mr. Prasad Govind Hajare (Director & Guarantor)

S/O Govind Hajare 105 Ahok Chowk Nana Peth, Kumbharwada Dist Pune 411002

Mr. Sanket Rajendra Kadu (Director & Guarantor)

S/O Rajendra Kadu, S.R.P.F.Camp Road Vyanktesh Colony, Near Wadali Naka Amravati Camp 444602

Mr. Preetam Pramod Ghatkar (Director & Guarantor)

S/O Pramod Flat No 901 Vineet Galaxy S No 350, Bavdhan Budruk Pune Pune Maharashtra 411021

Mr. Kailash Marutao Gaikwad (Mortgagor & Guarantor)

S No 137 138 1a 1 Vidya Vilas Colony, Marutao Gaikwad Nagar Pune 411067

Mr. Manoj Shetty Kusalkar (Mortgagor & Guarantor)

Co Shetty Kaluram Kusal Nr Chandraprakash Bunglow 336, Wadarwadi Pune City Model Colony Pune 411016

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Mrs. Babita Manoj Kusalkar (Mortgagor & Guarantor)

Kusalkar Bunglow Wadar Wadi Shivajinagar 411016

Mrs. Sharda Alias Radhika Akash Dhotre (Mortgagor & Guarantor)

336-2 Golandaj Chowk Wadaradi Pune City Model Colony Pune 411016

Ms. Karuna Manoj Kusalkar (Mortgagor & Guarantor)

Nr Chandrakrupa Bunglow 336 Wadarwadi Model Colony Pune 411016

Mr. Ajay Shankar Mhaskar (Mortgagor & Guarantor)

Gat No. 1689, Veer, Tal-Purandar Dist. Pune 412104

Mrs. Aditi K Gaikwad (Aditi Sanket Kadu) (Guarantor)

D/O Kailash Gaikwad, Flat No.3 Gaikwad Bunglow, Gaikwad Nagar, Aundh Pune City 411007

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

Dear Sir/Madam,

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

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ENCLOSURE – SALE NOTICE



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1<sup>ST</sup> FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)Email: [cb5208@canarabank.com](mailto:cb5208@canarabank.com) Phone – +91 20 25511034/8739018778/ 7509985705**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) 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 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, will be sold on "As is where is", "As is what is", and "Whatever there is" on **15.01.2026**, for recovery of **Rs. 5,81,08,887.39** (Rupees Five Crore, Eighty One Lakh, Eight Thousand, Eight Hundred Eighty Seven and Paise Thirty Nine only) as on **31.05.2025** plus further interest due to the Asset Recovery Management Branch, Pune of Canara Bank from **M/S. Skyleaps Industries Pvt Ltd** (Borrower) Office at Shed No 2b 3 4 Ground Floor Gat No 142 Shivare Bhore Pune 412205, through its Directors **Mr. Prasad Govind Hazare, Preetam Pramod Ghatkar & Sanket Rajendra Kadu** and Guarantors - **Mr. Kailash Marutao Gaikwad, Mr. Manoj Shetty Kusalkar, Mrs. Babita Manoj Kusalkar, Mrs. Sharda Alias Radhika Akash Dhotre, Mrs. Karuna Manoj Kusalkar, Mr. Ajay Shankar Mhaskar & Mrs. Aditi K Gaikwad (Aditi Sanket Kadu).**

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 and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
1.	<p>All that piece and parcel of the land and plots situated at Gat No. 1689, Shrushti Riverdale, Annex Malwadi Road, Behind Swarupanand Ashram, Village of Veer, Tal. Purandar, Dist. Pune. 412312</p> <p>The property is comprised of the following two parcels:</p> <p>(a) Parcel One:</p> <p>All that piece and parcel of plot no. 48A, 48B, 49A, 49B, 50A, 50B, 51A, 52B, 53A, 53B, 54A, 54B, 55A, 55B, 56A, 56B, 57, 60A, 60B, 61A, 61B, 62A, 62B, 63A, 63B, 64A, 77A, 77B, 78A, 78B, 79A, 79B, 80A, 80B, 81A, 81B, 86A, 86B, 85A, 85B, 84A, 84B; a total of 42 plots, admeasuring a total plot area of 7407.64</p>	<p>Rs. 3,40,70,000.00 (Rupees Three Crore Forty Lakh Seventy Thousand Only)</p>	<p>Rs. 34,07,000.00 (Rupees Thirty Four lakh Seven Thousand Only)</p> <p><b>14.01.2026 by 5.00 PM</b></p>	Not Known to bank



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ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX

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	sq.mtr; in the name of Mr. Kailas Maruti Gaikwad.  (b) Parcel Two: All that piece and parcel of plots bearing numbers 64B, 65A, 65B, 66A, 66B, 67A, 67B, 68A, 68B, 69A, 69B, 70A, 70B, 71A, 71B, 72A, 72B, 73A, 73B, 74A, 74B, 75A, 75B, 76A, 76B, 83A, 83B, 82B, and 47B; a total of 29 plots, admeasuring a total plot area of 5209.78 sq.mtr; in the name of Mr. Ajay Shankar Mhaskar.			
2.	All that part and parcel of Flat no. 101, Building No.2, Aqura Paradise, Sr no. 336/1, Final Plot No. 336/1/1 & 336/1/2, Wadarwadi Road, Opp. Pandav Nagar Police Station, CTS no. 953, Shivaji Nagar (Bhamburda), Tal. Haveli, Pune 411005 Bounded By: North: S.K Complex by Samrudhi Enterprises South: Bhagvan Shree Ramkrishna Paramhansa Road East: Part of Final Plot No. 335 West: Part of Final Plot No.336/1	Rs. 65,00,000.00 (Rupees Sixty Five Lakh Only Internal	Rs. 6,50,000.00 (Rupees Six lakh Fifty Thousand Only)  14.01.2026 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](http://www.canarabank.com)) or may contact Chief Manager Canara Bank, ARM branch, 1259, Deccan Gymkhana, Renuka Complex, 1<sup>st</sup> floor, Jangli Maharaj Road, Pune – 411004. Phone No. (020) 25511034, 8739018778, 7509985705.

Date: 04.12.2025  
Place: Pune



AUTHORISED OFFICER  
CANARA BANK



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

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 04.12.2025**

1.	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch, 1259, 1 <sup>st</sup> Floor, Renuka Complex, J M Road, Deccan Gymkhana Pune- 411 004
2.	Name and Address of the Borrowers and Co-Borrower	<p>M/S. Skyleaps Industries Pvt Ltd Shed No 2b 3 4 Ground Floor Gat No 142 Shivare Bhor Pune 412205</p> <p><b>Mr. Prasad Govind Hajare (Director &amp; Guarantor)</b> S/O Govind Hajare 105 Ahok Chowk Nana Peth, Kumbharwada Dist Pune 411002</p> <p><b>Mr. Sanket Rajendra Kadu (Director &amp; Guarantor)</b> S/O Rajendra Kadu, S.R.P.F.Camp Road Vyanktesh Colony, Near Wadali Naka Amravati Camp 444602</p> <p><b>Mr. Preetam Pramod Ghatkar (Director &amp; Guarantor)</b> S/O Pramod Flat No 901 Vineet Galaxy S No 350, Bavdhan Budruk Pune Maharashtra 411021</p> <p><b>Mr. Kailash Marutrao Gaikwad (Mortgagor &amp; Guarantor)</b> S No 137 138 1a 1 Vidya Vilas Colony, Marutrao Gaikwad Nagar Pune 411067</p> <p><b>Mr. Manoj Shetty Kusalkar (Mortgagor &amp; Guarantor)</b> Co Shetty Kaluram Kusal Nr Chandraprakash Bunglow 336, Wadarwadi Pune City Model Colony Pune 411016</p> <p><b>Mrs. Babita Manoj Kusalkar (Mortgagor &amp; Guarantor)</b> Kusalkar Bunglow Wadar Wadi Shivajinagar 411016</p> <p><b>Mrs. Sharda Alias Radhika Akash Dhotre (Mortgagor &amp; Guarantor)</b> 336-2 Golandaj Chowk Wadaradi Pune City Model Colony Pune 411016</p> <p><b>Ms. Karuna Manoj Kusalkar (Mortgagor &amp; Guarantor)</b> Nr Chandrakrupa Bunglow 336 Wadarwadi Model Colony Pune 411016</p> <p><b>Mr. Ajay Shankar Mhaskar (Mortgagor &amp; Guarantor)</b> Gat No. 1689, Veer, Tal-Purandar Dist. Pune 412104</p>

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		Mrs. Aditi K Gaikwad (Aditi Sanket Kadu) (Guarantor) D/O Kailash Gaikwad, Flat No.3 Gaikwad Bungalow, Gaikwad Nagar, Aundh Pune City 411007
3.	Total liabilities as on 31.05.2025	Rs. 5,81,08,887.39 (Rupees Five Crore, Eighty One Lakh, Eight Thousand, Eight Hundred Eighty Seven and Paise Thirty Nine 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: <a href="https://baanknet.com">https://baanknet.com</a>
	(c) Date and 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 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 and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
1.	<p>All that piece and parcel of the land and plots situated at Gat No. 1689, Shrushti Riverdale, Annex Malwadi Road, Behind Swarupanand Ashram, Village of Veer, Tal. Purandar, Dist. Pune. 412312</p> <p>The property is comprised of the following two parcels:</p> <p>(a) Parcel One: All that piece and parcel of plot no. 48A, 48B, 49A, 49B, 50A, 50B, 51A, 52B, 53A, 53B, 54A, 54B, 55A, 55B, 56A, 56B, 57, 60A, 60B, 61A, 61B, 62A, 62B, 63A, 63B, 64A, 77A, 77B, 78A, 78B, 79A, 79B, 80A, 80B, 81A, 81B, 86A, 86B, 85A, 85B, 84A, 84B; a total of 42 plots, admeasuring a total plot area of 7407.64 sq.mtr; in the name of Mr. Kailas Maruti Gaikwad.</p>	Rs. 3,40,70,000.00 (Rupees Three Crore Forty Lakh Seventy Thousand Only)	Rs. 34,07,000.00 (Rupees Thirty Four lakh Seven Thousand Only)  14.01.2026 by 5.00 PM	Not Known to bank





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	(b) Parcel Two: All that piece and parcel of plots bearing numbers 64B, 65A, 65B, 66A, 66B, 67A, 67B, 68A, 68B, 69A, 69B, 70A, 70B, 71A, 71B, 72A, 72B, 73A, 73B, 74A, 74B, 75A, 75B, 76A, 76B, 83A, 83B, 82B, and 47B; a total of 29 plots, admeasuring a total plot area of 5209.78 sq.mtr; in the name of Mr. Ajay Shankar Mhaskar.			
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**6. Other terms and conditions:**

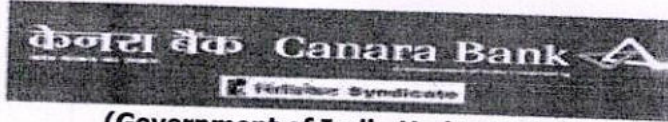
- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://baanknet.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected, with Prior Appointment with Authorised Officer, as on **05.01.2026 to 07.01.2026** 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 Pvt Ltd (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.
- 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.



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

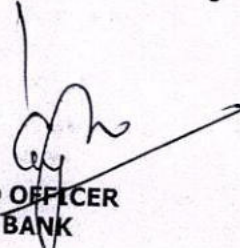
- g) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- h) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs. 100,000.00** (Rs. One Lakh only). The bidder who submits the highest 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.
- 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, 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)

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**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: 04.12.2025

  
**AUTHORISED OFFICER  
CANARA BANK**



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