

Ref: ARM/PUNE/SALENOTICE/2536/2022

Date: 12.12.2022

To,

1) **Mr. Sunil Ramdas Patil**

C-4, Bungalow No. 13, Gate no – C,  
Sector 30 & 31, PCNTDA, Rail Vihar,  
Bijli nagar, Chinchwad, Pune – 411033

&

2) **West Wind Society, Building No. 15**

Flat No. 11, Second Floor  
Sector No. 26, Nigdi Pradhikaran, PCNTDA  
Nigdi, Pune 411044

3) **Mr. Rajendra Gajanan Yadav**

At Sr No 4/2, Nath Krupa Bungalow,  
Dighi, Pune (MH) - 411015

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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 Rule 8(6) 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,

  
कृते केनरा बैंक  
For CANARA BANK

Authorised Officer,  
Canara Bank  
ENCLOSURE – SALE NOTICE



**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 Rule 8/ (6) 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 **Physical 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 **21.01.2023** for recovery of **Rs.5,53,24,542.08** (Rs. Five Crores Fifty Three Lakhs Twenty Four Thousand Five Hundred Fourty Two and Paise Eight only) as on 31.10.2022 plus further interest and charges due to the ARM branch, Pune of Canara Bank from **Mr. Sunil Ramdas Patil** (Borrower) Residing at Flat No 4, Sakshi Apartments, Bijli Nagar, Pimpri Chinchwad, Pune (MH) - 411033 and **Mr. Rajendra Gajanan Yadav** (Guarantor) at Sr. NO 4/2, Nath Krupa Bunglow, Dighi, Pune (MH)-411015

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	Encumbrances
<p>All that Piece and parcel of the Flat no 7, on the 3<sup>rd</sup> Floor adm about 869 sq ft built up area including attached terrace + terrace above Flat no 7, adm about 90.45 sq mtrs. Built up, along with 1 car parking situated at 'A' Wing in the project "Kakade Paradise" situated at CTS no 55/11A, situated at Erandwane, Tal Haveli, Dist Pune in the name of Sunil Ramdas Patil, bounded as under;</p> <p>On or onwards North: Flat No. 8 and staircase On or onwards South: Side margin of the building On or onwards East : Side margin of the building On or onwards West: Side margin of the building</p> <p><b>&amp;</b></p> <p>All that Piece and parcel of the Flat no 8, on the 3<sup>rd</sup> Floor adm about 1550 sq ft built up area including attached terrace +</p>	<p><b>Rs. 2,49,30,000/-</b> (Rupees Two Crore Forty Nine Lakhs Thirty Thousand, Only)</p>	<p><b>Rs. 24,93,000/-</b> (Rupees Twenty Four Lakhs Ninety Three Thousand Only) <b>20.01.2023 till 12.00 PM</b></p>	<p>Not Known</p>





(Government of India Undertaking)

**ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX  
2<sup>ND</sup> FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)  
Email: [cb5208@canarabank.com](mailto:cb5208@canarabank.com) Phone – +91 20 25511034, 9798032011**

Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
<p>terrace above Flat no 8, adm about 109.69 sq mtrs. Built up, along with 1 car parking situated at 'A' Wing in the project "Kakade Paradise" situated at CTS no 55/11A, situated at Erandwane, Tal Haveli, Dist Pune in the name of Sunil Ramdas Patil, bounded as under;</p> <p>On or onwards North: Side margin of the building On or onwards South: Flat No. 7 and staircase On or onwards East : Side margin of the building On or onwards West: Side margin of the building</p>			

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. 02025511027 & 25532165.

**Date: 12.12.2022**

**Place: Pune**



**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 21.01.2023**

<b>1.</b>	<b>Name and Address of the Secured Creditor</b>	Canara Bank, Asset Recovery Management Branch, 1259, 2 <sup>nd</sup> Floor, Renuka Complex, J M Road, Deccan Gymkhana, Pune- 411 004
<b>2.</b>	<b>Name and Address of the Borrowers and Guarantors</b>	<b>Mr. Sunil Ramdas Patil (Borrower)</b> C-4, Bungalow No. 13, Gate no – C, Sector 30 & 31, PCNTDA, Rail Vihar, Bijli nagar, Chinchwad, Pune – 411033 <b>And</b> West Wind Society, Building No. 15 Flat No. 11, Second Floor Sector No. 26, Nigdi Pradhikaran, PCNTDA Nigdi, Pune 411044  <b>Mr. Rajendra Gajanan Yadav (Guarantor)</b> At Sr No 4/2, Nath Krupa Bungalow, Dighi, Pune (MH) - 411015
<b>3.</b>	<b>Total liabilities as on 31.01.2022</b>	<b>Rs.5,53,24,542.08</b> (Rs. Five Crores Fifty Three Lakhs Twenty Four Thousand Five Hundred Fourty Two and Paise Eight only)
<b>4.</b>	<b>(a) Mode of Auction</b>	E-auction
	<b>(b) Details of Auction service provider</b>	M/s.Canbank Computer Services Ltd through website: <a href="https://www.indianbankseaauction.com">https://www.indianbankseaauction.com</a>
	<b>(c) Date and Time of Auction</b>	21.01.2023 at 12:00 pm to 1:00 pm with unlimited extension of 5 mins each
	<b>(d) Place of Auction</b>	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:

Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
<p>All that Piece and parcel of the Flat no 7, on the 3<sup>rd</sup> Floor adm about 869 sq ft built up area including attached terrace + terrace above Flat no 7, adm about 90.45 sq mtrs. Built up, along with 1 car parking situated at 'A' Wing in the project "Kakade Paradise" situated at CTS no 55/11A, situated at Erandwane, Tal Haveli, Dist Pune in the name of Sunil Ramdas Patil, bounded as under;</p> <p>On or onwards North: Flat No. 8 and staircase On or onwards South: Side margin of the building On or onwards East : Side margin of the building On or onwards West: Side margin of the building</p> <p><b>&amp;</b></p> <p>All that Piece and parcel of the Flat no 8, on the 3<sup>rd</sup> Floor adm about 1550 sq ft built up area including attached terrace + terrace above Flat no 8, adm about 109.69 sq mtrs. Built up, along with 1 car parking situated at 'A' Wing in the project "Kakade Paradise" situated at CTS no 55/11A, situated at Erandwane, Tal Haveli, Dist Pune in the name of Sunil Ramdas Patil, bounded as under;</p> <p>On or onwards North: Side margin of the building On or onwards South: Flat No. 7 and staircase On or onwards East : Side margin of the building On or onwards West: Side margin of the building.</p> <p><b>(Property under Physical Possession of the Bank)</b></p>	<p><b>Rs.</b> <b>2,49,30,000/-</b> (Rupees Two Crore Forty Nine Lakhs Thirty Thousand, Only)</p>	<p><b>Rs. 24,93,000/-</b> (Rupees Twenty Four Lakhs Ninety Three Thousand Only) <b>20.01.2023 till 12.00 PM</b></p>	<p>Not Known</p>







(Government of India Undertaking)

**ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX  
2<sup>ND</sup> FLOOR, J M ROAD, DECCAN GYM KHANA, PUNE- 411 004 (MAHARASHTRA)  
Email: [cb5208@canarabank.com](mailto:cb5208@canarabank.com) Phone – +91 20 25511034, 9798032011**

**6. Other terms and conditions:**

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseaauction.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 **09.01.2023 to 13.01.2023** 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 i.e. 10 % of the Reserve Price is to be deposited by way of Demand Draft in favour of Authorised Officer, Canara Bank, ARM Branch, Pune OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Branch, A/c No. 209272434 IFSC Code: CNRB0005208 on or before **20.01.2023 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. Canbank Computer Services Ltd, 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near-Market, Malleshwaram, Bengaluru, Karnataka 560003, Email- [ccsleaauction@gmail.com](mailto:ccsleaauction@gmail.com); [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in) Contact No. +91 94806 91777, +91 88805 31165, +91 88984 18010
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **20.01.2023 by 12.00 PM** to Canara Bank, Asset Recovery Management Branch, 1259, Renuka complex, 2<sup>nd</sup> Floor, J M Road, Deccan Gymkhana, Pune-411004 by hand or by email at [cb5208@canarabank.com](mailto:cb5208@canarabank.com).
  - i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
  - ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
  - iii) Bidders Name. Contact No. Address, E Mail Id.
  - iv) Bidder's A/c details for online refund of EMD.
- g) The intending bidders should register their names at portal <https://www.indianbankseaauction.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. Canbank Computer Services Ltd, 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near-Market, Malleshwaram, Bengaluru, Karnataka 560003, Email- [ccsleaauction@gmail.com](mailto:ccsleaauction@gmail.com); [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in) Contact No. +91 94806 91777, +91 88805 31165, +91 88984 18010
- h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies 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.





- j) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder 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.
- k) 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.
- l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- m) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- n) 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, 2<sup>nd</sup> Floor, J M Road, Deccan Gymkhana, Pune- 411004 who, as a facilitating centre, shall make necessary arrangements.
- o) For further details **contact Canara Bank, Asset Recovery Management Branch, Deccan Gymkhana, Pune** (Ph. No. 020 25511034 & 9798032011) 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: 12.12.2022**



 कृते केनरा बैंक  
For CANARA BANK

मुख्य प्रबंधक / Chief Manager  
अभि   
**AUTHORISED OFFICER**  
Asset Recovery Management Br., Pune-4  
**CANARA BANK**

