

(Government of India Undertaking)

ASSET RECOVERY MANAGEMENT (ARM) BRANCH,
PLOT NO 32, FIRST FLOOR, CORPORATION COLONY, NORTH AMBAZARI ROAD, NEAR TO LAD METRO
STATION, GANDHINAGAR, NAGPUR -440010 (MAHARASHTRA)
Email: cb6820@canarabank.com Phone – +91 9271071694

COVERING LETTER TO SALE NOTICE

Ref: 6820/SALE/ANKURSBORKAR/5846630000002/2025

Date: 10.12.2025

To,

Mr. Ankur Suresh Borkar
Address : Plot no 182, Juna Bagadganj
Bhandra Road Near Budha Vihar
Nagpur 440009

Dear Sir/Madam,

Sub: 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.

As you are aware, Canara Bank, have taken possession of the assets 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 ARM NAGPUR BRANCH 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,

केनरा बैंक / CANARA BANK



प्राधिकृत अधिकारी / Authorized Officer
Asset Recovery Management Br., Nagpur
शुद्धा नागपूर

Authorized Officer,

Canara Bank

ENCLOSURE - SALE NOTICE



Internal

Internal

Internal



Authorized Personnel
Management System



(Government of India Undertaking)

ASSET RECOVERY MANAGEMENT (ARM) BRANCH,
PLOT NO 32, FIRST FLOOR, CORPORATION COLONY, NORTH AMBAZARI ROAD, NEAR TO LAD METRO
STATION, GANDHINAGAR, NAGPUR -440010 (MAHARASHTRA)
Email: cb6820@canarabank.com Phone – +91 9271071694

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 under Rule 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 Physical Possession of which has been taken by the Authorised Officer of the Canara Bank, will be sold by holding public auction in "As is where is", "As is what is", and "Whatever there is" condition on 30.12.2025 for recovery of **Rs. 52,04,413.94 (Rupees Fifty Two Lakhs Four Thousand Four Hundred Thirteen and Paise Ninety Four only)** as on 09.12.2025 + Interest applicable & other charges due to the ARM BRANCH NAGPUR of Canara Bank from 1. Mr. Ankur Suresh Borkar .

Full Description of the immovable property, Name of Owner, Reserve Price, EMD are as under:
(There are no encumbrances to the knowledge of the Bank)


DESCRIPTION OF IMMOVABLE PROPERTIES	NAME OF PROPERTY OWNER	RESERVE PRICE	EMD AMOUNT
That the R.C.C. Superstructure APARTMENT NO 301, having Built up area 48.700 Sq.Mtrs, on Third Floor, in the building named and styled as "TAHA RESIDENCY" constructed on Plot Nos.40,41 & 42 admeasuring 417.172 Sq Mtrs.(4490.439 Sq.Ft.) being portion of entire land bearing Kh.No.67/2 and 67/3, of Mouza-Dighori, situated at Sadguru Saran Co-op. Housing Society/Choudhari Layout/Panchwati Layout Nagpur City Survey No.245, Sheet No 382/40 together with 6.888% undivided share and interest in the Plot of Land, within the limits of Nagpur Improvement Trust Nagpur and Nagpur Municipal Corporation Nagpur and the said property is bounded as under:- East: Plot No 20, West: Road , North-Flat No 302, South- Open Space	Internal Mr Ankur Suresh Borkar	Rs. 15,70,000/- [Rupees Fifteen Lakhs Seventy Thousand only].	Rs. 1,57,000/- [Rupees One Lakhs Fifty Seven Thousand only].

The Earnest Money Deposit shall be deposited on or before 5.00 p.m. of 29.12.2025.

For detailed terms and conditions of the sale please refer the The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/ 6354910172/ 8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com/ support.ebkray@procure247.com)." or may contact Chief Manager ARM BRANCH NAGPUR Branch of Canara Bank- (Contact No. 9271071694) during office hours on any working day.

Date: 10.12.2025
Place: NAGPUR



केनरा बैंक / CANARA BANK

प्राधिकृत अधिकारी / Authorized Officer
Asset Recovery Management Office Nagpur
CANARA BANK
आस्ति वसुधैव कुटुम्बकम्

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 10.12.2025

1. Name and Address of the Secured Creditor: **ARM BRANCH NAGPUR**
2. Name and Address of the Borrower(s)/ Guarantor(s):
Mr. Ankur Suresh Borkar
Address : Plot no 182, Juna Bagadganj,
Bhandra Road, Near Budha Vihar
Nagpur 440009
3. Total liabilities as on 09.12.2025: **Rs. 52,04,413.94 (Rupees Fifty Two Lakhs Four Thousand Four Hundred Thirteen and Paise Ninety Four only)** + Interest & cost applicable & other charges thereon.
4. (a) Mode of Auction: Online E-Auction
(b) Details of Auction service provider: M/s PSB Alliance (Baanknet), Contact No. 8291220220, support.baanknet@psballiance.com;
<https://baanknet.com/>
(c) Date & Time of Auction: **30.12.2025 at 12 P.M. TO 1:00 P.M.**
(d) Portal of E-Auction: **Internal** <https://baanknet.com/>

5a. RESERVE PRICE:

RESERVE PRICE	EMD AMOUNT
Rs. 15,70,000/- [Rupees Fifteen Lakhs Seventy Thousand only].	Rs. 1,57,000/- [Rupees One Lakhs Fifty Seven Thousand only].

5b. The Earnest Money Deposit shall be deposited on or before 5.00 p.m. of 29.12.2025.

6. Other terms and Conditions:

- a. 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 6(e) below).
- b. The property/ies will be sold above the Reserve Price.
- c. The property can be inspected, with Prior Appointment with Authorized Officer, ARM BRANCH NAGPUR on 22.12.2025.
- d. 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

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Baanknet (Contact details 7046612345/6354910172/8291220220/ 9892219848/8160205051, Email: support.BAANKNET@psballiance.com).

e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs. 1,57,000/- [Rupees One Lakh Fifty Seven Thousand Only]** being of 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 **5.00 p.m. of 29.12.2025**.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 50,000/- (Rupees Fifty Thousand only)** (Incremental amount/price) 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.

g. The incremental amount/price during the time of each extension shall be **Rs. 50,000/- (Rupees Fifty Thousand only)** (incremental price) and time shall be extended to 5 minutes when valid bid received in last 5 minutes.

h. 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 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.

j. 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, ARM BRANCH NAGPUR, IFSC Code CNRB0006820.

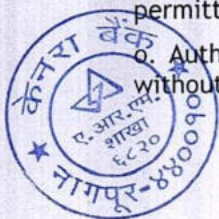
k. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

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 e-Auction 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. The inspection of property put on auction will be permitted to interested bidders at site with Prior Appointment with Authorized Officer, ARM Branch, Nagpur.

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 contact Chief Manager Canara Bank, ARM BRANCH NAGPUR (Contact No. 9271071694) 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/ 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 or 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.

Date: 10.12.2025
Place: NAGPUR



केनरा बैंक / CANARA BANK
प्राधिकृत अधिकारी / Authorized Officer
Asset Recovery Officer, Nagpur
आस्ति यम् CANARA BANK

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