Ref. No. SALE NOTICE/0181/JAGDAMBA/2312-8/2025-26 **DATE: 23.12.2025**

To,

1. **M/S JAGDAMBA FURNITURE**
   841 PANSARE SABLE VASTI,
   BAHUL, KHED,
   PUNE-410501

2. **Mrs. BABY MOHAN WADEKAR (PROPRIETOR)**
   841 PANSARE SABLE VASTI,
   BAHUL, KHED,
   PUNE-410501

3. **MRS. BABY MOHAN WADEKAR**
   GRAMPANCHAYAT MILKAT NO. 02114,
   VILLAGE-KOREGAON BHIMA,
   TAL- SHIRUR, DIST-PUNE,

Dear Sir,

Sub: E-Auction Sale Notice under the Securitization 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, I, on behalf of Canara Bank, **Pune Wagholi [0181]**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 **Pune Wagholi [0181]**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 thereunder, 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,

Authorized Officer

Canara Bank

ENCLOSURE – SALE NOTICE

Recovery Section, Regional Office, Pune 1,
Premium Point Building, 4th Floor, Jangli Maharaj Road, Opp. Modern High School, Shivaji Nagar, Pune 411005
recropune@canarabank.com, Landline: 020 2551211

Ref. No. SALE NOTICE/0181/JAGDAMBA/2312-8/2025-26 DATE: 23.12.2025

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with provision 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 **Symbolic** possession of which has been taken by the Authorized Officer Pune Wagholi [0181] of the Canara Bank, will be sold on "As is where is", "As is what is" and "Whatever there is" on **30.01.2026** for recovery of **Rs. 20,74,209.80 (Rupees Twenty Lakh Seventy Four Thousand Two Hundred Nine and Paisa Eighty Only) as on 30.10.2025,** along with interest & cost thereon due to the Pune Wagholi [0181] of Canara Bank from **M/S JAGDAMBA FURNITURE through its proprietor Mrs., Baby Mohan Wadekar (Borrower/Mortgager).**

DETAILS OF PROPERTY

Details & Full Description of the immovable properties with known encumbrances, if any	Reserve Price Fixed	EMD
All That Piece and Parcel Of the R.C.C Construction Building Property owned by Mrs. Baby Mohan Wadekar adm 1) Ground Floor R.C 21'X 33' Sq. Ft. & Open Land 657 Sq. Ft. 2) First Floor R.C. 21'X31' Sq. Ft. With W.C., 3) Stone, Bricks, Cement Construction Teen Roof 21'x33, Sq.Ft. in 00H. 02 R Totally admeasuring 2736 Sq.Ft. bearing its GrampanchayatMilkat No. 02114, out of Gat No-639, and construction over it, situated at village-Koregaon Bhima, Tal-Shirur, Dist-Pune, within the jurisdiction of Sub-Registrar Shirur/Talegaon Dhamdhere and within the limits of, Zilha Parishad Pune and Shirur Panchayat Sameeti within the limits of Grampanchayat of koregaon Bhima, Tal. Shirur, Dist-Pune Details of Boundaries: On or towards East: By Gat No. 639 part, Mr. Gunjal & Sakhare On or towards South: By common Rod On or towards West: By Gat No. 639 Part. On or towards North: By Gat No.639 Part, Mr. Sitaram Kumbhar **Owned by Mrs. Baby Mohan Wadekar** **(No Encumbrances in the knowledge of the Bank)**	**Rs.29,03,000.00/- (Rupees Twenty Nine Lakhs Three Thousand Only)**	**Rs.2,90,300.00/- (Rupees Two Lakhs Ninety Thousand Three Hundred Only)**

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 **Branch Manager,Pune Wagholi [0181], CanaraBank:Mobile-**8208244460 during office hours on any working day.

Portal of E-Auction: https://BAANKNET.com/

Date: 23.12.2025
Place: Pune

AUTHORISED OFFICER
केनरा बैंक For CANARA BANK
CANARA BANK
प्राधिकृत अधिकारी
AUTHORISED OFFICER

Internal

Recovery Section, Regional Office, Pune 1,
Premium Point Building, 4th Floor, Jangli Maharaj Road, Opp. Modern High School, Shivaji Nagar, Pune 411005
recropune@canarabank.com, Landline: 020 2551211

Ref. No. SALE NOTICE/0181/JAGDAMBA/2312-8/2025-26 DATE: 23.12.2025

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1.	Names and Address of the secured creditor	Pune Wagholi [0181], NEAR P.M.T. BUS STAND, WAGHOLI, PUNE, PIN 412207 CONTACT NO- 8208244460
	Names and Address of the Borrower& Guarantor	1. 1**M/S JAGDAMBA FURNITURE** 841 PANSARE SABLE VASTI, BAHUL, KHED, PUNE-410501 2. **Mrs. BABY MOHAN WADEKAR (PROPRIETOR)** 841 PANSARE SABLE VASTI, BAHUL, KHED, PUNE-410501
3.	Total liabilities	**Rs. 20,74,209.80 (Rupees Twenty Lakh Seventy Four Thousand Two Hundred Nine and Paisa Eighty Only),** as on 30.10.2025 along with interest & cost thereon
4.	(**A**) Mode of Auction:	Online e-Auction
	(b)Details of Auction service provider:	https://BAANKNET.com/
	(**c**) Date & Time of Auction:	**30.01.2026** at 12:00 pm to 1:00 pm with unlimited extension of 5 mins each
	(d)Portal for E-auction	https://BAANKNET.com/
5.	Reserve price	**Rs.29,03,000.00/-** **(Rupees Twenty Nine Lakhs Three Thousand Only)**
6.	EMD	**Rs.2,90,300.00/-** **(Rupees Two Lakhs Ninety Thousand Three Hundred Only)**

OTHER TERMS AND CONDITIONS

a) **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 9(e) below).

b) The property/ies will be sold above the Reserve Price.

c) The property can be inspected, with Prior Appointment with Authorised Officer, as on **19.01.2026 to 28.01.2026** between 11.00 AM to 03.00 PM.

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 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.2,90,300.00/- (Rupees Two Lakhs Ninety Thousand Three Hundred 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 **29.01.2026 at 05.00 PM.**

a) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies 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 communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.

b) 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.

Internal

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Premium Point Building, 4th Floor, Jangli Maharaj Road, Opp. Modern High School, Shivaji Nagar, Pune 411005
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c) Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

d) 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.

e) 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, Pune Wagholi [0181] Branch, IFSC Code – CNRB0000181 (Branch IFSC Code).**

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

g) 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.

h) 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.

i) 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.

j) Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

k) For further details contact Branch Manager Canara Bank, **Pune Wagholi [0181] Mob No. 9972218687/9860033368 e-mail id:** cb0181@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./ 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

DATE:23.12.2025
PLACE: Pune

AUTHORISED OFFICER

कृते केनरा बैंक
CANARA BANK
प्राधिकृत अधिकारी
AUTHORISED OFFICER