



(A GOVERNMENT OF INDIA UNDERTAKING)

Regional Office Pune II, S.No. 436, 3rd Floor, Sukhwani Business Hub, Near Nashik Phata Metro Station, Kasarwadi,
Pune 411034

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 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 constructive possession of which has been taken by the Authorised Officer, **Hinjewadi** Branch, of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **20.01.2025** for recovery of **Rs. 1,89,61,934.42/- (Rupees One Crore Eighty-Nine Lakh Sixty-One Thousand Nine Hundred Thirty-Four and Paise Forty-Two Only)** being the amount due as on 22.04.2025 along with further interest thereon w.e.f 22.04.2024 at contractual rate of interest till the date of payment, incidental expenses, other charges, costs etc. due to the Hinjewadi Branch of Canara Bank from **M/S. SAMARTH ENTERPRISES**, Gat No 264 Jyotiba Nagar Near Shashikamal Pune Maharashtra 411063, **Mr. Naresh Nanakchand Agarwal** (Partner, Mortgagor & Guarantor) Plot No 3 4 A Amrut Guha, Opp Brick Castel S No 1618 9 Hadapsar, Pune-411028. **Vijay Babanrao Ashtekar** (Partner & Guarantor) Through His Legal Heirs B 204 9 Green Park, Behind Shinde Highschool, Sahakar Nagar 2, Pune, Maharashtra- 411009.

Details and full description of the immovable property with known encumbrances, if any.

Shop No.6 &7, Ground Floor, Building No.4A, Shivnery Kamdhenu Estate, C.S.No.229, Near Usha Kiran Hospital, At-Mouje Hadapsar, Tal-Haveli, Dist-Pune 411028. bounded as under:

Boundaries:

East: Entrance/Internal Road

West: Parking Area

North: Shop No.08

South: Shop No.05

The reserve price will be **Rs: 105.00** Lakhs and the earnest money deposit will be **Rs: 10.50** Lakhs. The Earnest Money Deposit shall be deposited on or before **19.01.2025 at 5.00 pm**.

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, Canara Bank Hinjewadi Branch (Ph No. 8934058098) e-mail ID cb1971@canarabank.com, during office hours on any working day.

Date: 24.12.2025

Place: Pune

**Authorised Officer
Canara Bank**

Internal



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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 24.12.2025

1. Name and Address of the Secured Creditor : Canara Bank, Hinjewadi Branch
2. Name and Address of the Borrower : **1. M/s. SAMARTH ENTERPRISES,**
GAT NO 264 JYOTIBA NAGAR NEAR SHASHIKAMAL
PUNE MAHARASHTRA 411063
- 2. Mr. NARESH NANAKCHAND AGARWAL** (Partner,
Mortgagor & Guarantor)
PLOT NO 3 4 A AMRUT GUHA, OPP BRICK CASTEL
S NO 1618 9 HADAPSAR, PUNE-411028
- 3. VIJAY BABANRAO ASHTEKAR** (Partner & Guarantor)
Through his legal heirs
B 204 9 GREEN PARK, BEHIND SHINDE HIGHSCHOOL,
SAHAKAR NAGAR 2, PUNE, MAHARASHTRA- 411009
3. Total liabilities as on 16.04.2024 : **Rs. 1,89,61,934.42/- (Rupees One Crore Eighty-Nine Lakh Sixty-One Thousand Nine Hundred Thirty-Four and Paise Forty-Two Only) Together with interest at contractual rate from 22.04.2025 and other charges.**
4. (a) Mode of Auction : On-line
- (b) Details of Auction service provider : M/S PSB Alliance (BAANKNET)
Email address - support.BAANKNET@psballiance.com
Contact No. - 8291220220
- (c) Date & Time of Auction : **20.01.2025 11.00 AM to 12.00 PM**
- (d) Place of Auction : E Auction
5. Reserve Price : Rs. 1,05,00,000/- (Rupees One Crore Five Lakh Only)
6. Other terms and conditions:
- a) 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.
- b) The property can be inspected, with Prior Appointment with Authorised Officer.
- 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 of 10% of the Reserve Price is to be deposited in E- Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly on or before **19.01.2025 upto 5.00 pm.**
- 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 PSB Alliance (BAANKNET) Email address - support.BAANKNET@psballiance.com, Contact No. 8291220220.
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details **on or before 19.01.2025, 5.00 pm** to Canara Bank Regional Office-II, Pune by hand or by email.

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- 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://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 (BAANKNET) Email address - support.BAANKNET@psballiance.com, Contact No. 8291220220.

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 multiples of Rs 25,000. 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 lakhs (Rupees Fifty lakhs) 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 concerned Regional Office-II, Pune or Canara Bank, Hinjewadi Branch who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact, Mr. Aditya Madhav Limaye, Divisional Manager, Canara Bank Regional Office-II, Pune (Ph. No. 9923188060) e-mail id: ropne2rec@canarabank.com OR the service provider M/S PSB Alliance (BAANKNET) Email address - support.BAANKNET@psballiance.com, Contact No. 8291220220.

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: **24.12.2025**

Authorised Officer

Canara Bank

Internal