

(Government of India Undertaking)

ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX
1ST FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)
Email: cb5208@canarabank.com Phone – +91 20 25511034/8739018778/ 7509985705

Ref. no. ARM/PUNE/AUCTION/DEC/SALASARTRADERS/2025-26

Dated: 27.11.2025

To,

Borrower: M/s Shree Salasar Traders

Proprietor- Mr. Dinesh Mangilal Sharma

Address: House No. N-42, CC 2/3/6, Trimurti Chowk, CIDCO, Nashik-422009

Guarantor- Mr. Henry Ezac Cutinha

Address: Flat No. 6, First Floor, Type N44, Sector C/B2, Building No. 21, Trimurti Chowk, CIDCO, Nashik-422009

Property 1 Address: Flat No. 03, Yash Arcade, C Wing, Survey No. 53/3/2 (CTS no. 3455) Village Kamathwade, Tal. & Dist. Nashik

Property 2 Address: Flat No. 6, First Floor, Type N44, Sector C/B-2/21/1/6, Chaitra Sector, 4th Scheme, Building No. 21, Trimurti Chowk, CIDCO, Nashik-422009

By Regd. Post AD/Speed Post

Dear Sir,

Sub: Notice under Section 13(4) of the Securitization 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. *****

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



ENCLOSURE – SALE NOTICE

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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) & 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 of Asset Recovery Management Branch, Canara Bank, 1st 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 20.12.2025, for recovery of Rs. 3,34,92,975.51 (Rupees Three Crore Thirty Four lakh Ninety Two Thousand Nine Hundred Seventy Five and Fifty One Paise Only) as on 30.04.2025 plus further interest due to the Asset Recovery Management Branch, Pune of Canara Bank from M/s Shree Salasar Traders through Prop. Mr. Dinesh Mangilal Sharma (Borrower) and Mr. Henry Ezac Cutinha (Guarantor).

The details and full description of the property and reserve price, earnest money deposit, date of deposit of earnest money is as under:

Sl. No	Location & Details of the Properties	Reserve Price	EMD & last date to deposit EMD	Known Encumbrance
1	All that part and parcel of Flat no. 3, Yash Arcade, C Wing, Survey No. 53/3/2 (CTS No. 3455), built up area 76 sq. mtr. and garden area 23.23 sq. mtrs., Village Kamathwade, Tal. & Dist. Nashik Bounded as under East: Staircase West: Sr. no. 53/3/1 North: Shop No. 15 South: Flat No. 2 (Property under Symbolic Possession)	Rs. 24,00,000.00 (Rupees Twenty Four Lakh Only)	Rs. 2,40,000.00 (Rupees Two Lakh Forty Thousand Only) By 19.12.2025 till 05.00 PM	Not Known to bank
2	All that part and parcel of Flat no. 6, Type N44, Sector C/B-2/21/1/6, Chaitra Sector, 4th Scheme, Building no. 21, Trimurti Chowk, CIDCO, Nashik-422009 Bounded as under East: Road West: Building North: Building South: Building (Property under Symbolic Possession)	Rs. 13,00,000.00 (Rupees Thirteen Lakh Only)	Rs. 1,30,000.00 (Rupees One Lakh Thirty Thousand Only) By 19.12.2025 till 05.00 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) or may contact Chief Manager Canara Bank, ARM branch, 1259, Deccan Gymkhana, Renuka Complex, 2nd floor, Jangli Maharaj Road, Pune – 411004. Phone No. 02025511034, 9798032011 & 9860033368.

Date: 27.11.2025

Place: Pune



AUTHORISED OFFICER
CANARA BANK

Internal



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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 27.11.2025

1.	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch, 1259, 1 st Floor, Renuka Complex, J M Road, Deccan Gymkhana Pune- 411 004
2.	Name and Address of the Borrowers/Guarantors	Borrower: M/s Shree Salasar Traders Proprietor: Mr. Dinesh Mangilal Sharma Address: House No. N-42, CC 2/3/6, Trimurti Chowk, CIDCO, Nashik-422009 Guarantor: Mr. Henry Ezac Cutinha Address: Flat No. 6, First Floor, Type N44, Sector C/B2, Building No. 21, Trimurti Chowk, CIDCO, Nashik-422009
3.	Total liabilities as on 30.04.2025	Rs. 3,34,92,975.51 (Rupees Three Crore Thirty Four lakh Ninety Two Thousand Nine Hundred Seventy Five and Fifty One Paise Only) and further interest & charges thereon.
4.	a) Mode of Auction	E-auction
	b) Details of Auction service provider	M/s. PSB Alliance Pvt Ltd. through its website: https://baanknet.com
	c) Date and Time of Auction	20.12.2025 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 the details of the immovable property with known encumbrances is as under:

Sl. No	Location & Details of the Properties	Reserve Price	EMD & last date to deposit EMD	Known Encumbrance
1	All that part and parcel of Flat no. 3, Yash Arcade, C Wing, Survey No. 53/3/2 (CTS No. 3455), built up area 76 sq. mtr. and garden area 23.23 sq. mtrs., Village Kamathwade, Tal. & Dist. Nashik Bounded as under East: Staircase West: Sr. no. 53/3/1 North: Shop No. 15 South: Flat No. 2 (Property under Symbolic Possession)	Rs. 24,00,000.00 (Rupees Twenty Four Lakh Only)	Rs. 2,40,000.00 (Rupees Two Lakh Forty Thousand Only) By 19.12.2025 till 05.00 PM	Not Known to bank



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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: 27.11.2025



AUTHORISED OFFICER
CANARA BANK

Internal

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