



(Government of India Undertaking)  
**ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX  
1<sup>ST</sup> FLOOR, J M ROAD, DECCAN GYM KHANA, PUNE- 411 004 (MAHARASHTRA)**  
Email: [cb5208@canarabank.com](mailto:cb5208@canarabank.com) Phone – +91 20 25511034/8739018778/ 7509985705

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**M/s Trillion Real Estate and Properties (India) Pvt. Ltd.**

1st Floor, Wing A- 3/4/5, DSK Chintamani, 417, ShaniwarPeth, Pune- 411 030

**M/s Trillion Real Estate and Properties (India) Pvt. Ltd.**

301, Pramila Apartment, Lakaki Road, Model Colony, Shivaji Nagar, Pune- 411 016

**Mr. AshrubaShrirangGarad**

Flat No. 302, B-3 Floor, Tower No. 8, Amanora Park Tower, Near Magarpatta, Hadapsar, Pune- 411 028

**Also at**

At+Post - Vidhyanagar, Tal. Parli, Dist. Beed PIN- 431 515

**Mrs. Jaya AshrubaGarad**

Flat No. 302, B-3 Floor, Tower No. 8, Amanora Park Tower, Near Magarpatta, Hadapsar, Pune- 411 028

**Mrs. Jaya AshrubaGarad**

Mondha Market Parli, Near MarutiMandir, PaeliVaijinath, Parli, Dist. Beed PIN- 431 515

**Mr. SomnathVaijanathSakre**

Plot No. 167, 'Shree Prabhu' N-3, CIDCO, Jalana Road, Aurangabad- 431 003

**Mr. Sandeep Omprakash Koyate**

Niwara Housing Society", At & Post- Kopargaon, Tal- Kopargaon, Dist. Ahmednagar- 423 601

Internal

Internal



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**Email: [cb5208@canarabank.com](mailto:cb5208@canarabank.com) Phone – +91 20 25511034/8739018778/ 7509985705**

Ref.No. ARM/PUNE/AUCTION/DEC/2025-26

Date: 29-11-2025

To,

**M/s Trillion Real Estate and Properties (India) Pvt. Ltd.**

1st Floor, Wing A- 3/4/5, DSK Chintamani, 417, ShaniwarPeth, Pune- 411 030

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Flat No. 302, B-3 Floor, Tower No. 8, Amanora Park Tower, Near Magarpatta, Hadapsar, Pune- 411 028

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Mondha Market Parli, Near MarutiMandir, PaeliVaijinath, Parli, Dist. Beed PIN- 431 515

**Mr. SomnathVaijanathSakre**

Plot No. 167, 'Shree Prabhu' N-3, CIDCO,Jalana Road, Aurangabad- 431 003

**Mr. Sandeep Omprakash Koyate**

Niwara Housing Society", At & Post- Kopargaon,Tal- Kopargaon, Dist. Ahmednagar- 423 601

Dear Sir/Madam,

Internal

**Subject:** Notice under Section 13(4) of the Securitisation 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

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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,

Authorised Officer,  
Canara Bank

ENCLOSURE – SALE NOTICE

Internal

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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 proviso to 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 constructive possession of which has been taken by the Authorised Officer of ARM Branch Pune of the Canara Bank., will be sold on "As is where is", "As is what is", and "Whatever there is" on **30.12.2025**, for recovery of **Rs. 141,61,08,267.41** (Rupees One Hundred Forty One Crores Sixty One Lakhs Eight Thousand Two Hundred Sixty Seven and Paise Forty One Only) as on **25.07.2025** plus further interest and charges thereon due to the ARM Branch, Pune of Canara Bank from **M/s Trillion Real Estate And Properties (India) Pvt. Ltd.** (Borrower and Mortgagor), Mr. Somnath Vaijanath Sakre (Mortgagor and Guarantor), Mr. Sandeep Omprakash Koyate, (Mortgagor and Guarantor), Mr. Ashruba Shirrang Garad (Guarantor) and Mrs. Jaya Ashruba Garad (Guarantor).

**The reserve price, earnest money deposit, date of deposit of earnest money is as under:**

Sr. No.	Reserve Price	EMD	Last Date of Deposit of EMD
1	<b>Rs. 12,75,00,000.00</b> (Rupees Twelve Crore Seventy Five Lakh Only)	<b>Rs. 1,27,50,000.00</b> (Rupees One Crore Twenty Seven Lakh Fifty Thousand Only)	<b>29.12.2025</b> till 05.00 PM
2	<b>Rs. 2,35,00,000.00</b> (Rupees Two Crore Thirty Five Lakh Only)	<b>Rs. 23,50,000.00</b> (Rupees Twenty Three Lakh Fifty Thousand Only)	<b>29.12.2025</b> till 05.00 PM
3	<b>Rs. 5,50,00,000.00</b> (Rupees Five Crore Fifty Lakh only)	<b>Rs. 55,00,000.00</b> (Rupees Fifty Five Lakh Only)	<b>29.12.2025</b> till 05.00 PM

Details and full description of the immovable property with known encumbrances, if any: There is no encumbrance to the knowledge of the bank.

Sr. No.	Particulars of Property along with boundary								
1.	All the part and parcels under construction proposed 4 star hotel on Commercial NA Plot No. 1 (as per approved revised layout) in the name of <b>M/s Trillion Real Estate and Properties (India) Pvt. Ltd.</b> located in Sai Niwara Township, Off Shirdi-Shanishignapur Road (Pimpalwadi Road), Village Rui, TalukaRahata, Dist. Ahmednagar- 423109 in Hissa No. 4 out of Gat No. 303 + 305 + 308-B and 312-B, area H 1-27.57R i.e. 12757.65 SqMtr.Bounded by: <table border="1" style="width: 100%; margin-top: 5px;"> <tr> <td>On or towards the North</td> <td>By Amenity space of 3624.60 SqMtr.</td> </tr> <tr> <td>On or towards the South</td> <td>By 15 Mtrs Wide Road as per approved layout plan dated 13.01.2011</td> </tr> <tr> <td>On or towards the East</td> <td>By part of Gat No. 303 + 305 + 308-B + 312-B</td> </tr> <tr> <td>On or towards the West</td> <td>By 9.00 Mtrs Wide Road</td> </tr> </table>	On or towards the North	By Amenity space of 3624.60 SqMtr.	On or towards the South	By 15 Mtrs Wide Road as per approved layout plan dated 13.01.2011	On or towards the East	By part of Gat No. 303 + 305 + 308-B + 312-B	On or towards the West	By 9.00 Mtrs Wide Road
On or towards the North	By Amenity space of 3624.60 SqMtr.								
On or towards the South	By 15 Mtrs Wide Road as per approved layout plan dated 13.01.2011								
On or towards the East	By part of Gat No. 303 + 305 + 308-B + 312-B								
On or towards the West	By 9.00 Mtrs Wide Road								
2.	Residential Non Agriculture Plot in the name of <b>M/s Trillion Real Estate and Properties (India) Pvt. Ltd.</b> bearing Plot No. 2 to 31 located in part of Gat No. 303 + 305 + 308-B and 312-B admeasuring 7671.58 SqMtr. in Sai Niwara Township, Off Shirdi-Shanishignapur Road (Pimpalwadi Road), Village Rui, TalukaRahata, Dist. Ahmednagar- 423 109 area collectively of H 3.29.45 R. Bounded by:								



(Government of India Undertaking)

ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX

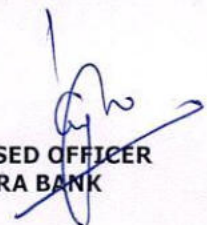
1<sup>ST</sup> FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)Email: [cb5208@canarabank.com](mailto:cb5208@canarabank.com) Phone – +91 20 25511034/8739018778/ 7509985705

Sr. No.	Particulars of Property along with boundary	
	On or towards the North	By amenity space of 3624.60 SqMtr. Out of Gat No. 303 + 305 + 308-B and 312-B and thereafter Gat No. 269, 296 and part of Gat No. 309
	On or towards the South	By 15 Mtr. Wide Road as per approved layout plan dated 13.01.2011
	On or towards the East	By 9 Mtr. Wide Road and thereafter part of Gat No. 312
	On or towards the West	By existing 9 Mtr. Wide Road
3.	Residential Non Agriculture Plots in the jointly name of <b>Mr. SomnathVaijanathSakre and Mr. Sandeep OmprakashKoyate</b> situated in Sai Niwara Township, Off Shirdi-Shanishignapur Road (Pimpalwadi Road), Village Rui, TalukaRahata, Dist. Ahmednagar- 423 109 out of	
	a) Gat No. 306 having total area admeasuring 92R bounded by:	
	On or towards the North	By part of Gat No. 305 and Gat No. 308
	On or towards the South	By part of Gat No. 306
	On or towards the East	By part of Gat No. 307
	On or towards the West	By part of Gat No. 303
	b) Gat No. 307 having total area admeasuring 31R,	
	On or towards the North	By part of Gat No. 308
	On or towards the South	By part of Gat No. 307
	On or towards the East	By part of Gat No. 317
	On or towards the West	By part of Gat No. 306
	c) Gat No. 316 having total area admeasuring 54R,	
	On or towards the North	By part of Gat No. 308 and Gat No. 312
	On or towards the South	By part of Gat No. 316
	On or towards the East	By part of Gat No. 315
	On or towards the West	By part of Gat No. 317
	d) Gat No. 317 having total area admeasuring 20R and	
	On or towards the North	By part of Gat No. 308
	On or towards the South	By part of Gat No. 317
	On or towards the East	By part of Gat No. 316
	On or towards the West	By part of Gat No. 307
	e) Gat No. 312A having total area admeasuring 1H 29.02R + 9 R.P.K	
	On or towards the North	By Village Road
	On or towards the South	By part of Gat No. 317
	On or towards the East	By remaining part of Gat No. 312
	On or towards the West	By part of Gat No. 308

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, 1<sup>st</sup> floor, Jangli Maharaj Road, Pune – 411004. (Phone No. 020-25511034, +91 8739018778, +91 9860033368)

Date: 29.11.2025

Place: Pune



AUTHORISED OFFICER  
CANARA BANK

**(Government of India Undertaking)**  
**ASSET RECOVERY MANAGEMENT BRANCH, 1259, RENUKA COMPLEX**  
**1<sup>ST</sup> FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)**  
 Email: [cb5208@canarabank.com](mailto:cb5208@canarabank.com) Phone – +91 20 25511034/8739018778/ 7509985705

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 29.11.2025**

<b>1.</b>	<b>Name and Address of the Secured Creditor</b>	Canara Bank, Asset Recovery Management Branch 1259, Renuka Complex, 1 <sup>st</sup> Floor, J M road, Deccan Gymkhana, Pune -411004
<b>2.</b>	<b>Name and Address of the Borrowers and Guarantors</b>	<p><b>1. M/s Trillion Real Estate and Properties (India) Pvt. Ltd. (Borrower &amp; Mortgagor)</b> 1st Floor, Wing A- 3/4/5, DSK Chintamani, 417, ShaniwarPeth, Pune- 411 030 <b>Also at</b> 301, Pramila Apartment, Lakaki Road, Model Colony, Shivaji Nagar, Pune- 411 016</p> <p><b>2. Mr. AshrubaShrirangGarad (Guarantor)</b> Flat No. 302, B-3 Floor, Tower No. 8, Amanora Park Tower, Near Magarpatta, Hadapsar, Pune- 411 028 <b>Also at</b> At+Post - Vidhyanagar, Tal. Parli, Dist. Beed PIN- 431 515</p> <p><b>3. Mrs. Jaya AshrubaGarad (Guarantor)</b> Flat No. 302, B-3 Floor, Tower No. 8, Amanora Park Tower, Near Magarpatta, Hadapsar, Pune- 411 028  <b>Also at</b> Mondha Market Parli, Near MarutiMandir, PaeliVaijinath, Parli, Dist. Beed PIN- 431 515</p> <p><b>4. Mr. SomnathVaijanathSakre (Mortgagor and Guarantor)</b> Plot No. 167, 'Shree Prabhu' N-3, CIDCO,Jalana Road, Aurangabad- 431 003</p> <p><b>5. Mr. Sandeep OmprakashKoyate, (Mortgagor and Guarantor)</b> "Niwara Housing Society", At &amp; Post- Kopargaon,Tal- Kopargaon, Dist. Ahmednagar- 423 601</p>
<b>3.</b>	<b>Total liabilities as on 25.07.2025</b>	<b>Rs. 141,61,08,267.41</b> (Rupees One Hundred Forty One Crores Sixty One Lakhs Eight Thousand Two Hundred Sixty Seven and Paise Forty One Only) plus further interest and charges thereon due to the ARM Branch, Pune
<b>4.</b>	<b>(a) Mode of Auction</b>	E-auction
	<b>(b) Details of Auction service provider</b>	M/s. PSB Alliance Pvt Ltd. through its website: <a href="https://baanknet.com">https://baanknet.com</a>
	<b>(c) Date and Time of Auction</b>	<b>30.12.2025</b> From 12.00 PM till 01.00 PM(With Unlimited Extension of 5 Mins)
	<b>(d) Place of Auction</b>	Online



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1<sup>ST</sup> FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)Email: [cb5208@canarabank.com](mailto:cb5208@canarabank.com) Phone – +91 20 25511034/8739018778/ 7509985705**5. The reserve price, earnest money deposit, date of deposit of earnest money is as under:**

Sr. No.	Reserve Price	EMD	Last Date of Deposit of EMD
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**6. Details and full description of the immovable property:**

Property Sr. No.	Particulars of Property along with boundary								
1	<p>All the part and parcels under construction proposed 4 star hotel on Commercial NA Plot No. 1 (as per approved revised layout) in the name of <b>M/s Trillion Real Estate and Properties (India) Pvt. Ltd.</b> located in Sai Niwara Township, Off Shirdi-Shanishignapur Road (Pimpalwadi Road), Village Rui, TalukaRahata, Dist. Ahmednagar- 423 109 in Hissa No. 4 out of Gat No. 303 + 305 + 308-B and 312-B, area H 1-27.57R i.e. 12757.65 SqMtr. Bounded by:</p> <table border="1"> <tr> <td>On or towards the North</td> <td>By Amenity space of 3624.60 SqMtr.</td> </tr> <tr> <td>On or towards the South</td> <td>By 15 Mtrs Wide Road as per approved layout plan dated 13.01.2011</td> </tr> <tr> <td>On or towards the East</td> <td>By part of Gat No. 303 + 305 + 308-B + 312-B</td> </tr> <tr> <td>On or towards the West</td> <td>By 9.00 Mtrs Wide Road</td> </tr> </table> <p><b>(The property is under constructive possession of the bank)</b></p>	On or towards the North	By Amenity space of 3624.60 SqMtr.	On or towards the South	By 15 Mtrs Wide Road as per approved layout plan dated 13.01.2011	On or towards the East	By part of Gat No. 303 + 305 + 308-B + 312-B	On or towards the West	By 9.00 Mtrs Wide Road
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2	<p>Residential Non Agriculture Plot in the name of <b>M/s Trillion Real Estate and Properties (India) Pvt. Ltd.</b> bearing Plot No. 2 to 31 located in part of Gat No. 303 + 305 + 308-B and 312-B admeasuring 7671.58 SqMtr. in Sai Niwara Township, Off Shirdi-Shanishignapur Road (Pimpalwadi Road), Village Rui, TalukaRahata, Dist. Ahmednagar- 423 109 area collectively of H 3.29.45 R. Bounded by:</p> <table border="1"> <tr> <td>On or towards the North</td> <td>By amenity space of 3624.60 SqMtr. Out of Gat No. 303 + 305 + 308-B and 312-B and thereafter Gat No. 269, 296 and part of Gat No. 309</td> </tr> <tr> <td>On or towards the South</td> <td>By 15 Mtr. Wide Road as per approved layout plan dated 13.01.2011</td> </tr> <tr> <td>On or towards the East</td> <td>By 9 Mtr. Wide Road and thereafter part of Gat No. 312</td> </tr> <tr> <td>On or towards the West</td> <td>By existing 9 Mtr. Wide Road</td> </tr> </table> <p><b>(The property is under constructive possession of the bank)</b></p>	On or towards the North	By amenity space of 3624.60 SqMtr. Out of Gat No. 303 + 305 + 308-B and 312-B and thereafter Gat No. 269, 296 and part of Gat No. 309	On or towards the South	By 15 Mtr. Wide Road as per approved layout plan dated 13.01.2011	On or towards the East	By 9 Mtr. Wide Road and thereafter part of Gat No. 312	On or towards the West	By existing 9 Mtr. Wide Road
On or towards the North	By amenity space of 3624.60 SqMtr. Out of Gat No. 303 + 305 + 308-B and 312-B and thereafter Gat No. 269, 296 and part of Gat No. 309								
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3	<p>Residential Non Agriculture Plots in the jointly name of Mr. SomnathVaijanathSakre and Mr. Sandeep OmprakashKoyate situated in Sai Niwara Township, Off Shirdi-Shanishignapur Road (Pimpalwadi Road), Village Rui, TalukaRahata, Dist. Ahmednagar- 423109 out of</p>								

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f)	Gat No. 306 having total area admeasuring 92R bounded by:								
	<table border="1"> <tr> <td>On or towards the North</td> <td>By part of Gat No. 305 and Gat No. 308</td> </tr> <tr> <td>On or towards the South</td> <td>By part of Gat No. 306</td> </tr> <tr> <td>On or towards the East</td> <td>By part of Gat No. 307</td> </tr> <tr> <td>On or towards the West</td> <td>By part of Gat No. 303</td> </tr> </table>	On or towards the North	By part of Gat No. 305 and Gat No. 308	On or towards the South	By part of Gat No. 306	On or towards the East	By part of Gat No. 307	On or towards the West	By part of Gat No. 303
On or towards the North	By part of Gat No. 305 and Gat No. 308								
On or towards the South	By part of Gat No. 306								
On or towards the East	By part of Gat No. 307								
On or towards the West	By part of Gat No. 303								
g)	Gat No. 307 having total area admeasuring 31R,								
	<table border="1"> <tr> <td>On or towards the North</td> <td>By part of Gat No. 308</td> </tr> <tr> <td>On or towards the South</td> <td>By part of Gat No. 307</td> </tr> <tr> <td>On or towards the East</td> <td>By part of Gat No. 317</td> </tr> <tr> <td>On or towards the West</td> <td>By part of Gat No. 306</td> </tr> </table>	On or towards the North	By part of Gat No. 308	On or towards the South	By part of Gat No. 307	On or towards the East	By part of Gat No. 317	On or towards the West	By part of Gat No. 306
On or towards the North	By part of Gat No. 308								
On or towards the South	By part of Gat No. 307								
On or towards the East	By part of Gat No. 317								
On or towards the West	By part of Gat No. 306								
h)	Gat No. 316 having total area admeasuring 54R,								
	<table border="1"> <tr> <td>On or towards the North</td> <td>By part of Gat No. 308 and Gat No. 312</td> </tr> <tr> <td>On or towards the South</td> <td>By part of Gat No. 316</td> </tr> <tr> <td>On or towards the East</td> <td>By part of Gat No. 315</td> </tr> <tr> <td>On or towards the West</td> <td>By part of Gat No. 317</td> </tr> </table>	On or towards the North	By part of Gat No. 308 and Gat No. 312	On or towards the South	By part of Gat No. 316	On or towards the East	By part of Gat No. 315	On or towards the West	By part of Gat No. 317
On or towards the North	By part of Gat No. 308 and Gat No. 312								
On or towards the South	By part of Gat No. 316								
On or towards the East	By part of Gat No. 315								
On or towards the West	By part of Gat No. 317								
i)	Gat No. 317 having total area admeasuring 20R and								
	<table border="1"> <tr> <td>On or towards the North</td> <td>By part of Gat No. 308</td> </tr> <tr> <td>On or towards the South</td> <td>By part of Gat No. 317</td> </tr> <tr> <td>On or towards the East</td> <td>By part of Gat No. 316</td> </tr> <tr> <td>On or towards the West</td> <td>By part of Gat No. 307</td> </tr> </table>	On or towards the North	By part of Gat No. 308	On or towards the South	By part of Gat No. 317	On or towards the East	By part of Gat No. 316	On or towards the West	By part of Gat No. 307
On or towards the North	By part of Gat No. 308								
On or towards the South	By part of Gat No. 317								
On or towards the East	By part of Gat No. 316								
On or towards the West	By part of Gat No. 307								
j)	Gat No. 312A having total area admeasuring 1H 29.02R + 9 R.P.K								
	<table border="1"> <tr> <td>On or towards the North</td> <td>By Village Road</td> </tr> <tr> <td>On or towards the South</td> <td>By part of Gat No. 317</td> </tr> <tr> <td>On or towards the East</td> <td>By remaining part of Gat No. 312</td> </tr> <tr> <td>On or towards the West</td> <td>By part of Gat No. 308</td> </tr> </table>	On or towards the North	By Village Road	On or towards the South	By part of Gat No. 317	On or towards the East	By remaining part of Gat No. 312	On or towards the West	By part of Gat No. 308
On or towards the North	By Village Road								
On or towards the South	By part of Gat No. 317								
On or towards the East	By remaining part of Gat No. 312								
On or towards the West	By part of Gat No. 308								
<b>(The property is under constructive possession of the bank)</b>									

**7. 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, as on **22.12.2025 to 24.12.2025** 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 of 10% of the Reserve Price is to be deposited 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 **29.12.2025** 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. PSB Alliance Pvt Ltd (BAANKNET), Email- Support.BAANKNET@psballiance.com; Contact No. +91 8291220220.
- f) 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



(Government of India Undertaking)

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

- service provider M/s. PSB Alliance Pvt Ltd (BAANKNET), Email- Support.BAANKNET@psballiance.com; Contact No. +91 8291220220.
- g) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- h) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples 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.
- i) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder along with KYC Documents 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.
- j) 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.
- k) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- l) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- m) 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, 1<sup>st</sup> Floor, J M Road, Deccan Gymkhana, Pune- 411004 who, as a facilitating centre, shall make necessary arrangements.
- n) For further details **contact Canara Bank, Asset Recovery Management Branch, Deccan Gymkhana, Pune** (Ph. No. 020 25511034, 8739018778, 7509985705) 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:29.11.2025

AUTHORISED OFFICER  
CANARA BANK