

SPECIALIZED MID CORPORATE BRANCH, 1259, RENUKA COMPLEX  
1ST FLOOR, J M ROAD, DECCAN GYMKHANA, PUNE- 411 004 (MAHARASHTRA)  
Email: [cb3776@canarabank.com](mailto:cb3776@canarabank.com) Phone – 020-25536530/7755926612

Ref: 279A/PUNE/SALENOTICE/2023-2024

Date: 07.02.2024

To,

**M/s K DHAMALE INFRASTRUCTURE AND DEVELOPERS (Borrower)**

"Praangan" Gat No 318(Part) (Old Gate No 1440).Pune-Nashik Highway, Near Alandi Phata at  
Borhadewadi Taluka Haveli Pune 412105

**Mr Pratap Balasaheb Dhamale (Guarantor)**

R/at : 4A, Amoli Park, S. No. 16, Sangam Press Road,Opp. Karishma Gate, Kothrud, Dist. Pune –  
411038.

R/at : Building No. A-4, Flat No. 3, Ganesh Nagar, Co-op Housing Society, Kothrud, Pune – 411038

**Mr.Prakash Ramnarain Khetawat (Guarantor)**

R/at – Flat No. 2, Nandawan Terrace, Near Sobha Puram Warge, Dist. Pune – 411052

**Mr. Pandurang Mahadhu Alhat (Mortgagor)**

At Borhadewadi Pune Nashik Highway,Moshi Tal : Haveli, Dist. Pune

**Mr. Tanaji Mahadhu Alhat (Mortgagor)**

At Borhadewadi Pune Nashik Highway,Moshi Tal : Haveli, Dist. Pune.

**Mr. Arvind Mahadu Alhat (mortgagor)**

At Borhadewadi Pune Nashik Highway,Moshi Tal : Haveli, Dist. Pune.

**Late Mrs. Laxmibai Mahadu Alhat through its legal heirs (mortgagor)**

At Borhadewadi Pune Nashik Highway,Moshi Tal : Haveli, Dist. Pune.

**Mrs. Nanda Pandurang Alhat (mortgagor)**

At Borhadewadi Pune Nashik Highway,Moshi Tal : Haveli, Dist. Pune.

**Mr. Sachin Pandurang Alhat (mortgagor)**

At Borhadewadi Pune Nashik Highway,Moshi Tal : Haveli, Dist. Pune.

**Mr. Hemant Pandurang Alhat (mortgagor)**

At Borhadewadi Pune Nashik Highway,Moshi Tal : Haveli, Dist. Pune.

**Mrs. Hemalata Pandurang Alhat @ Hemlatha Ajay Girme(mortgagor)**

At Borhadewadi Pune Nashik Highway,Moshi Tal: Haveli, Dist. Pune.



Internal

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Email: [cb3776@canarabank.com](mailto:cb3776@canarabank.com) Phone – 020-25536530/7755926612

**Mrs. Sushama Tanaji Alhat (mortgagor)**

At Borhadewadi Pune Nashik Highway, Moshi Tal : Haveli, Dist. Pune.

**Mr. Sagar Tanaji Alhat (mortgagor)**

At Borhadewadi Pune Nashik Highway, Moshi Tal : Haveli, Dist. Pune.

**Mrs. Shital Shivaji Khedkar (mortgagor)**

At Borhadewadi Pune Nashik Highway, Moshi Tal : Haveli, Dist. Pune.

**Mrs. Sujata Arvind Alhat (mortgagor)**

At Borhadewadi Pune Nashik Highway, Moshi Tal : Haveli, Dist. Pune.

**Mr. Harish Arvind Alhat (mortgagor)**

At Borhadewadi Pune Nashik Highway, Moshi Tal : Haveli, Dist. Pune.

**Mrs. Harshada Shambu Borate (mortgagor)**

At Borhadewadi Pune Nashik Highway, Moshi Tal : Haveli, Dist. Pune

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Dear Sir/Madam,

**SUBJECT:** 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 that, I, on behalf of Canara Bank, SMC 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 Specialized Mid Corporate 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 proviso 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 Authorised Officer of Specialized Mid Corporate Branch, Canara Bank, 2<sup>nd</sup> 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 **16.03.2024**, for recovery of **Rs.6,16,21,698.24(Rs. Six Crore Sixteen Lakhs Twenty One Thousand Six Hundred Ninety Eight and Paise Twenty four only)** as on 31.01.2024 plus further interest there on dues to Specialized Mid Corporate Branch, Pune of Canara Bank from **M/s K Dhamale Infrastructure and Developers**(Borrower), Mr Pratap Balasaheb Dhamale (Partner/Guarantor) and Mr. Prakash Ramnarain Khetawat (Partner/Guarantor) and below mentioned mortgagors:

1. Mr Pandurang Mahadhu Alhat
2. Mr. Tanaji Mahadhu Alhat
3. Mr Arvind Mahadu Alhat
4. Late Mrs. Laxmibai Mahadu Alhat through its legal heirs
5. Mrs. Nanda Pandurang Alhat
6. Mr. Sachin Pandurang Alhat
7. Mr Hemant Pandurang Alhat
8. Mrs. Hemalata Pandurang Alhat @ Hemlatha Ajay Girme
9. Mrs. Sushama Tanaji Alhat
10. Mr. Sagar Tanaji Alhat
11. Mrs. Shital Shivaji Khedkar
12. Mrs. Sujata Arvind Alhat
13. Mr. Harish Arvind Alhat
14. Mrs. Harshada Shambu Borate of loan in the name of **M/s K DHAMALE INFRASTRUCTURE AND DEVELOPERS.**

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

Sr No	Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
1	Land with Residential & Commercial Building "Praangan" Gat No 318(Part) (Old Gate No 1440).Pune-Nashik Hghway, Near Alandi Phata at Borhadewadi Taluka Haveli Pune 412105.The Boundaries of the property are as follows; East: Pune-Nashik Highway West: Odha North: Property of Mr. Madhukar Alhat South: Property of Mr. Madhukar Alhat	<b>Rs.8,77,60,000/-</b> <b>(Rs.Eight Crore Seventy Seven Lakhs Sixty thousand only)</b>	<b>Rs.87,76,000/-</b> <b>- (Rs. Eighty Seven Lacs Seventy Six thousand only)</b> <b>15.03.2024 till 05:00 PM</b>	Not Known

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 Assistant General Manager Canara Bank, Specialised Mid Corporate Branch, 1259, Deccan Gymkhana, Renuka Complex, 2nd floor, Jangli Maharaj Road, Pune – 411004. Phone No. 020-25533717 & Mob.7755926612.

**Date: 07.02.2024**  
**Place: Pune**

  
**AUTHORISED OFFICER**  
**CANARA BANK**

Internal



**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 07.02.2024**

1.	<b>Name and Address of the Secured Creditor</b>	Canara Bank, Specialized Mid Corporate Branch, 1259,2 <sup>nd</sup> Floor, Renuka Complex, J M Road, Deccan Gymkhana Pune- 411 004																					
2.	<b>Name and Address of the Borrowers and Guarantors</b>	<p><b>M/s K DHAMALE INFRASTRUCTURE AND DEVELOPERS (Borrower)</b></p> <p>"Praangan" Gat No 318(Part) (Old Gate No 1440).Pune-Nashik Hghway, Near Alandi Phata at Borhadewadi Taluka Haveli Pune 412105</p> <table border="1" data-bbox="624 920 1444 1467"> <thead> <tr> <th>S No.</th> <th>Name of the Borrower/Guarantors</th> <th>Address</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Mr Pratap Balasaheb Dhamale</td> <td>R/at : 4A, Amoli Park, S. No. 16, Sangam Press Road,Opp. Karishma Gate, Kothrud, Dist. Pune – 411038.  R/at : Building No. A-4, Flat No. 3, Ganesh Nagar, Co-op Housing Society, Kothrud, Pune - 411038</td> </tr> <tr> <td>2.</td> <td>Mr.Prakash Ramnarain Khetawat</td> <td>R/at – Flat No. 2, Nandawan Terrace, Near Sobha Puram Warge, Dist. Pune – 411052</td> </tr> </tbody> </table> <table border="1" data-bbox="624 1512 1444 1942"> <thead> <tr> <th>S No</th> <th>Name of the Mortgagors</th> <th>Address</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Mr. Pandurang Mahadhu Alhat</td> <td>At Borhadewadi Pune Nashik Highway,Moshi Tal : Haveli, Dist. Pune.</td> </tr> <tr> <td>2</td> <td>Mr. Tanaji Mahadhu Alhat</td> <td>At Borhadewadi Pune Nashik Highway,Moshi Tal : Haveli, Dist. Pune.</td> </tr> <tr> <td>3</td> <td>Mr. Arvind Mahadu Alhat</td> <td>At Borhadewadi Pune Nashik Highway,Moshi Tal : Haveli, Dist. Pune.</td> </tr> </tbody> </table>	S No.	Name of the Borrower/Guarantors	Address	1	Mr Pratap Balasaheb Dhamale	R/at : 4A, Amoli Park, S. No. 16, Sangam Press Road,Opp. Karishma Gate, Kothrud, Dist. Pune – 411038.  R/at : Building No. A-4, Flat No. 3, Ganesh Nagar, Co-op Housing Society, Kothrud, Pune - 411038	2.	Mr.Prakash Ramnarain Khetawat	R/at – Flat No. 2, Nandawan Terrace, Near Sobha Puram Warge, Dist. Pune – 411052	S No	Name of the Mortgagors	Address	1	Mr. Pandurang Mahadhu Alhat	At Borhadewadi Pune Nashik Highway,Moshi Tal : Haveli, Dist. Pune.	2	Mr. Tanaji Mahadhu Alhat	At Borhadewadi Pune Nashik Highway,Moshi Tal : Haveli, Dist. Pune.	3	Mr. Arvind Mahadu Alhat	At Borhadewadi Pune Nashik Highway,Moshi Tal : Haveli, Dist. Pune.
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Internal



		4	Late Mrs. Laxmibai Mahadu Alhat through its legal heirs	At Borhadewadi Pune Nashik Highway, Moshi Tal : Haveli, Dist. Pune.
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		14	Mrs. Harshada Shambu Borate	At Borhadewadi Pune Nashik Highway, Moshi Tal : Haveli, Dist. Pune.
3.	<b>Total liabilities as on 31.01.2024</b>	<b>Rs.6,16,21,698.24 (Rs. Six Crore Sixteen Lakhs Twenty One Thousand Six Hundred Ninety Eight and Paise Twenty four only) plus further interest thereon and charges.</b>		
4.	<b>(a) Mode of Auction</b>	E-auction		

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(b)Details of Auction service provider	M/s.Canbank Computer Services Ltd through website: <a href="https://www.indianbankseauction.com">https://www.indianbankseauction.com</a>
(c)Date and Time of Auction	16.03.2024 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 details and full description of the immovable property is as under:**

Sr No	Location and Details of the Property	Reserve Price	EMD And Last Date of Deposit of EMD	Encumbrances
3	Land with Residential & Commercial Building "Praangan" Gat No 318(Part) (Old Gate No 1440).Pune-Nashik Hghway, Near Alandi Phata at Borhadewadi Taluka Haveli Pune 412105.The Boundaries of the property are as follows; East: Pune-Nashik Highway West: Odha North: Property of Mr. Madhukar Alhat South: Property of Mr. Madhukar Alhat	<b>Rs.8,77,60,000/-</b> <b>(Rs. Eight Crore Seventy Seven Lakhs Sixty thousand only)</b>	<b>Rs.87,76,000/-</b> <b>(Rs. Eighty Seven Lacs Seventy Six thousand only)</b> <b>15.03.2024 till 05:00 PM</b>	Not Known

**6. Other terms and conditions:**

- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseauction.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected, with Prior Appointment with Authorised Officer, as on **26.02.2024 to 02.03.2024** between **11.00 AM to 03.00 PM**
- 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.
- EMD** amount i.e. 10 % of the Reserve Price is to be deposited by way of Demand Draft in favour of Authorised Officer, Canara Bank, Specialized Mid Corporate Branch, Pune OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Specialized Mid Corporate Branch, Pune A/c No.209272434 IFSC Code: CNRB0003776 on or before **15.03.2024 by 05.00 p.m.**
- 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. Canbank Computer Services Ltd, 218, J P Royale, 1st Floor, Sampige Road, 2nd

Internal



Main, Near-Market, Malleshwaram, Bengaluru, Karnataka 560003, Email- [ccsleauction@gmail.com](mailto:ccsleauction@gmail.com); [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in) Contact No. +91 94806 91777, +91 88805 31165, +91 88984 18010

- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **15.03.2024 by 05.00 PM** to Canara Bank, Specialized Mid Corporate Branch, 1259, Renuka complex, 2<sup>nd</sup> Floor, J M Road, Deccan Gymkhana, Pune-411004 by hand or by email at [cb3776@canarabank.com](mailto:cb3776@canarabank.com).
- 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://www.indianbankseauction.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. Canbank Computer Services Ltd, 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near-Market, Malleshwaram, Bengaluru, Karnataka 560003, Email- [ccsleauction@gmail.com](mailto:ccsleauction@gmail.com); [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in) Contact No. +91 94806 91777, +91 88805 31165, +91 88984 18010
- 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 multiplies 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.
- 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 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.

Internal



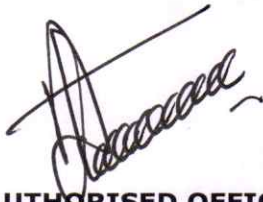


- l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- m) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- n) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank, Specialized Mid Corporate 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.
- o) For further details contact **Canara Bank, Specialized Mid Corporate Branch, Deccan Gymkhana, Pune** (Ph. No. 7755926612, 020 25536530) e-mail id: [cb3776@canarabank.com](mailto:cb3776@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: 07.02.2024**

  
**AUTHORISED OFFICER  
CANARA BANK**

