

STRESSED ASSETS MANAGEMENT BRANCH

Circle Office Building, 8th Floor, 'B' Wing, C-14, G-Block, Bandra-Kurla Complex, Bandra East, Mumbai- 400 051

Tele:- 022-26728782/8744/8771/8792/8799; email:- cb15550@canarabank.com

Ref: CB/15550/SAM/PBA/102/2025-26/WS

Date: 23.06.2025

Borrower: - M/S PBA INFRASTRUCTURE LIMITED, 611/3, V. N. PURAV MARG, CHEMBUR, MUMBAI – 400 071	Guarantors: Mr. Balkrishan Pritamlal Wadhawan Bungalow No. 4, Basant Vihar C.H.S. Ltd. Dr. C. G. Road, Chembur, Mumbai – 400 071
	Guarantors: Mr. Deepak Ramlal Wadhawan Bungalow No. 9, Basant Vihar C.H.S. Ltd., Dr. C. G. Road, Chembur, Mumbai – 400 071

Dear Sir/Madam,

Sub.: 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

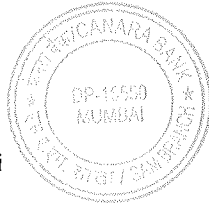
As you are aware, I/we, on behalf of Canara Bank has taken symbolic possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our consortium lead by Canara Bank.

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,
For Canara Bank

Authorized Officer, Canara Bank,
Stressed Assets Management Branch, Mumbai
Encl: Sale Notice.



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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 properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **31.07.2025** for recovery of **Rs. 205,10,25,407.00** (Rupees Two Hundred Five Crores Ten Lacs Twenty Five Thousand Four Hundred Seven Only as on 01.12.2015 plus interest and charges from 01.12.2015 till the date of realization) due to Canara Bank from **M/s PBA Infrastructure Ltd.** situated at 611/3, V. N. Purav Marg, Chembur, Mumbai – 400 071.

Sl. No	Description of the Property	Reserve Price	Earnest Money Deposit
1	Flat No. R/301 admeasuring 1220 square feet on the 3rd floor of Rear Block of the building structure known as "Jagat Plaza" located in Civil Expansion Scheme, Nawab Area Precinct, Amravati Road, Nagpur bearing Municipal Corporation House No. 669 of Ward No. 70, City Survey No. 894-Sheet No. 12 at Mouza Pandhrabodi within the limits of Nagpur Improvement Trust, Tehsil and District Nagpur (Maharashtra State), owned by PBA Infrastructure Limited.	Rs 90,75,000.00	Rs 9,07,500.00

The Earnest Money Deposit shall be deposited on or before **30.07.2025** upto 5.00 p.m.

Date of inspection of properties is **29.07.2025** with prior appointment with Authorized Officer (Between 10.00 AM to 02.00 PM)

"ANY PERSON WHO BRINGS A SUCCESSFUL BIDDER SHALL BE ENTITLED TO 1% OF SALE VALUE OF THE PROPERTY OR CONTRACTUAL LIABILITY WHICHEVER IS LESS WITH MINIMUM OF Rs. 10,000/- UPTO MAXIMUM OF Rs. 3,00,000/- (INCLUDING GST)."

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 Mr. Shakti Kumar Sharma, Authorized Officer/ Chief Manager, Canara Bank, Stressed Assets Management Branch, Mumbai (Ph. No. 02226728744 Mob. No. 8655963492) or Ms. Waruni Sinha, Manager, (Ph. No. 02226728792) E-mail id: cb15550@canarabank.com during office hours on any working day or the service provider M/s PSB Alliance Pvt.Ltd., Contact No., 82912 20220 (Help Desk), Email: support@ebkay.com, website: <https://ebkay.in/>

Date: 23.06.2025

Place: Mumbai



For Canara Bank

Shakti
AUTHORISED OFFICER
CANARA BANK, SAM BRANCH

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 23.06.2025

1.	Name and Address of the Secured Creditor	:	Canara Bank, Stressed Asset Management Branch, Circle Office Building, 8th Floor, 'B' Wing, C-14, G-Block, Bandra-Kurla Complex, Bandra East, Mumbai- 400 051
2.	Name and Address of the Borrower(s) / Guarantor(s)	:	Borrower: - M/s PBA Infrastructure Ltd M/s PBA Infrastructure Ltd. 611/3, V. N. Purav Marg, Chembur, Mumbai – 400 071
3.	Total Liabilities as on 01.12.2015	:	Rs. 205,10,25,407.00 (Rupees Two Hundred Five Crores Ten Lacs Twenty Five Thousand Four Hundred Seven Only as on 01.12.2015 plus interest and charges from 01.12.2015 till the date of realization)
4.	a. Mode of Auction b. Details of Auction Service Provider c. Date & Time of Auction	:	Online E-auction M/s. PSB Alliance Pvt. Ltd. 31.07.2025 (11.00AM to 12.00 Noon) (with unlimited extension of 5 min. duration each till the conclusion of the sale)
5.	Reserve Price	:	As per Sale Notice

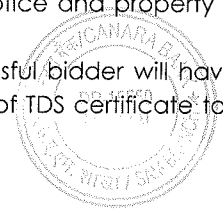
6. Other Terms and conditions :

- a. Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://ebkgray.in/>. 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 Authorized Officer on the dates mentioned in Sale Notice.
- 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. The intending bidders shall deposit Earnest Money Deposit (EMD) of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (E-bkgray) 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" 30.07.2025 on or before 05.00 PM".

"Prospective bidders are advised to visit website <https://ebkary.in> and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & addhaar linked with latest Mobile number and also register with digilocker mandatorily. For bidding in the above e-auction from eBkgray portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of eBkgray (Contact details 82912 20220 (Help Desk), Email: support.ebkgray@psballiance.com, website: <https://ebkgray.in/>)".

- e. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs 2,00,000/- (Rupees Two 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.
- g. 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 within 15 days, the deposit made by him shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again.
- h. For sale proceeds of Rs. 50.00 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.



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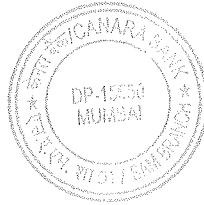
- i. All charges for conveyance, stamp duty / GST registration charges etc., as applicable shall be borne by the successful bidder only.
- j. There is no encumbrance in the property to the knowledge of the bank. Successful Bidder is liable to pay all society dues, municipal taxes / panchayat taxes / electricity / water charges / other charges, duties and taxes whatsoever, including outstanding, if any, in respect of and/or affecting the subject property.
- k. Authorized Officer reserves the right to postpone / cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

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 Mr. Shakti Kumar Sharma, Authorized Officer/ Chief Manager, Canara Bank, Stressed Assets Management Branch, Mumbai (Ph. No. 02226728744 Mob. No. 8655963492) or Ms. Waruni Sinha, Manager, (Mob No.: 02226728792) E-mail id: cb15550@canarabank.com during office hours on any working day or the service provider M/s PSB Alliance Pvt. Ltd., Contact No. 82912 20220, Email: support.ebkray@psballiance.com. website: <https://ebkray.in/>.

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

कृते केनरा बैंक
For Canara Bank



Place: Mumbai
Date: 23.06.2025


आधिकृत अधिकारी / Authorised Officer
एस.ए.एम. शांति, मुंबई
Canara Bank, SAM Branch, Mumbai
Stressed Assets Management Branch, Mumbai