

COVERING LETTER TO SALE NOTICE

संदर्भ/Ref: ARM/510364/332/2023-24/PN

दिनांक/Date:10/04/2023

To,

M/s Ajanta Industries
(Represented by Proprietor
Mr A Surendra Kamath)
Plot D, Sy No 166/1
Apewal, Priol, Ponda
Goa 403404

Mr A Surendra Kamath
H No 6-9,Ajanta
Shivnagari, Farmagudi,
Ponda, Goa-403401

Mrs Shanti Surendra Kamath
H No 6-9,Ajanta
Shivnagari, Farmagudi,
Ponda, Goa-403401

Dear Sirs,

Sub: Notice under Section 13(4) of the Securitization 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, I on behalf of Canara Bank, have taken physical 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 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.

कृते केनरा बैंक
Yours faithfully,
For Canara Bank


प्राधिकृत अधिकारी / Authorized Officer
ए. आर. एम. शाखा, गोवा
Canara Bank

Enclosure – Sale Notice



संदर्भ/Ref: ARM/510364/332/2023-24/PN

दिनांक/Date:10/04/2023

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 to the Secured Creditor, Physical Possession of which has been taken by the Authorised Officer of the Canara Bank, will be sold on **28/04/2023 at 10:30 AM to 11:00 AM**, for recovery of **Rs.28,74,74,577.37 (Rupees Twenty Eight Crores Seventy Four Lakhs Seventy Four Thousand Five Hundred Seventy Seven and Paise Thirty Seven Only)** due to the Canara Bank as on **31/03/2023** and further interest plus other expenses/charges etc from **01/04/2023** due to the Canara Bank from M/s Ajanta Industries.

The Earnest Money Deposit shall be deposited on or before **27/04/2023 by 5:00PM**. Bidders shall improve the bidding offer in multiples of **Rs.1,00,000.00/-(Rupees One Lakh Only)** for LOT No.1 and **Rs.20,000/- (Rupees Twenty Thousand Only)** for LOT No.2. Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseaction.com> on **28/04/2023 from 10:30 AM to 11:00 AM**.

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

LOT NO.	Description of the immovable properties	Reserve Price	EMD Amount
1.	EMT of landed property known as "VAFEM XETAVORIL BOROD TUCDA" ward Apeval, Village Priol, Veling-Priol-Cuncolliem Taluka, Ponda, North Goa, Registered Under discription No. 8640, At page No. 26 of book No. B-23 (New Series) and described in the taluka revenue office Ponda under Matriz Predial Nos. 350,351, and 357 and Surveyed under Survey No. 166/1 admeasuring at Plot A, B, C and D details of which are under totally measuring 6376 Sq. Mtr consisting of factory shed and other civil works in the name of M/s Ajanta Industries. <u>Plot (A)</u> EMT of landed property known as "VAFEM XETAVORIL BOROD TUCDA" ward Apewal, Village Veling-Priol-Cuncolim of Ponda Taluka, under Survey No, 166/1 admeasuring of Plot A - 1325 Sq. Mtrs in the name of M/s Ajanta Industries title holder Mr A Surendra Kamath. North: By public road mardol Apeal Keri South: By Survey No.166/1 of the said property belonging to vendor East : By partly public road ponda – apeval kerri and partly part of Sy.No.166/1 belonging to vendor West: By remaining part <u>Plot (B)</u> All that piece of land known as "Plot -B" of landed property known as "VAFEM XETAVORIL BOROD TUCDA" situated in the Ward Apewal, Village Veling-Priol-Cuncolim of Ponda Taluka, the said Plot B forming a part of new Survey No, 166/1 of said property having an	₹5,76,00,000/- (Rupees Five Crore Seventy Six Lakhs Only)	₹57,60,000/- (Rupees Fifty Seven Lakhs Sixty Thousand Only)



	area of 350 Sq Mtrs. North: By public road mardol Apeal Keri South: By Remaining part Survey No.166/1 of the said property belonging to purchaser East : By Plot A said property belonging to vendor West: By the remaining part of said property Plot (C) All that piece of land known as "Plot -C" of landed property known as "VAFEM XETAVORIL BOROD TUCDA" situated in the Ward Apeval, Village Veling-Priol-Cuncolim of Ponda Taluka, the said Plot C forming a part of new Survey No, 166/1 of said property having an area of 2394.75 Sq Mtrs. North: By Apeal mardol public road South: By property of Kelkar East : By Plot B of property belonging to Sri A S Kamath and remaining part of belonging to vendors West: By the remaining part of said property belonging to vendors Plot (D) All that piece of land known as "Plot -D" of landed property known as "VAFEM XETAVORIL BOROD TUCDA" situated in the Ward Apeval, Village Veling-Priol-Cuncolim Taluka, Ponda, the said Plot D forming a part of new Survey No, 166/1 of said property having an area of 2307 Sq Mtrs. North: By mardol Apeval public road South: By Sy No 165 East : By Plot C of property belonging to the purchasers West: By 3 mtrs wide strip of the said property		
LOT No.2	Machines, Equipments and Accessories	₹40,70,000/- (Rupees Forty Lakhs Seventy Thousand Only)	₹4,07,000/- (Rupees Four Lakh Seven Thousand Only)

EMD amount to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank ARM Branch, A/c No 209272434-SL-OL-RTGS-NEFT, IFSC Code: CNRB0005103 on or before 27/04/2023 by 05:00 PM.

For further details contact Manager, Canara Bank, ARM Branch (Ph. No.0832-2420647/2420056, M: +91 8999196024/7722039869) e-mail id cb5103@canarabank.com OR the service provider M/s Canbank Computer Services Ltd. Contact person मधुसूदन मधुकर पराखे D D / Mr Pratap Kanjilal, Contact No: 9480691777 / 9832952602, Email id: cauction@canbank.co.in.

Date: 10/04/2023
Place: Panaji




Authorized Officer
 ए.आर.एम. शाखा, पणजी, गोवा
Canara Bank
 ARM Branch, Panaji, Goa

संदर्भ/Ref: ARM/510364/332/2023-24/PN

दिनांक/Date:10/04/2023

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 10/04/2023

1. Name and Address of the Secured Creditor: Canara Bank, ARM Branch, Panaji, Goa
2. Name and Address of the Borrower(s)/ Guarantor(s):

M/s Ajanta Industries
Plot D, Sy No 166/1
Apewal, Priol, Ponda
Goa 403404

Mr A Surendra Kamath-Proprietor
H No 6-9,Ajanta
Shivnagari, Farmagudi,
Ponda,Goa-403401

Mrs Shanti Surendra Kamath
H No 6-9, Ajanta
Shivnagari, Farmagudi,
Ponda, Goa-403401

3. **Total liabilities as on 31/03/2023: Rs.28,74,74,577.37 (Rupees Twenty Eight Crores Seventy Four Lakhs Seventy Four Thousand Five Hundred Seventy Seven and Paise Thirty Seven Only)** and further interest plus other expenses/charges etc from 01/04/2023.
4. (a) **Mode of Auction** : E-Auction
(b) **Details of Auction service provider:** M/s Canbank Computer Services Ltd.
Contact person: Mr Pakhre D D/ Mr PratapKanjilal, Contact No: 9480691777 / 9832952602
Email id: eauction@ccsl.co.in
(c) **Date & Time of Auction:** Date: 28/04/2023; Time: 10:30 AM to 11:00 AM
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)
(d) **Place of Auction:** <https://www.indianbankseauction.com>
5. **Reserve Price:** LOT No.1- ₹5,76,00,000.00/- (Rupees Five Crore Seventy Six Lakhs Only)
LOT No.2- ₹40,70,000.00/- (Rupees Forty Lakhs Seventy Thousand Only)
6. **EMD Amount:** LOT No.1- ₹57,60,000/- (Rupees Fifty Seven Lakhs Sixty Thousand Only)
LOT No.2- ₹4,07,000/- (Rupees Four Lakhs Seven Thousand Only)

7. Other terms and conditions:

- A) 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.
- B) The property can be inspected, with Prior Appointment with Authorised Officer, on all working days during office hours from 11:00 am to 05:00 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 to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank ARM Branch, A/c No. 209272434-SL-OL-RTGS-NEFT, IFSC Code: CNRB0005103 on or before 27/04/2023 by 05:00 PM.



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E) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **27/04/2023, 05:00 PM**, to Canara Bank, ARM Branch, by hand or by email.

- 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.

F) 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. Contact person : Mr. Parakhe D D/Mr Pratap Kanjilal, Contact No: 9480691777 / 9832952602, Email id: eauction@ccsl.co.in.

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/-(Rupees One Lakh Only)** for LOT No.1 and **Rs.20,000/-(Rupees Twenty Thousand Only)** for LOT No.2. 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 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. 50.00 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.

K) All charges for conveyance, stamp duty/GST and registration TDS, tax, dues of Local self Govt. (property tax, water sewerage, electricity bills, transfer fees) etc., if any due against the property 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 concerned Circle office or ARM branch who, as a facilitating centre, shall make necessary arrangements.



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N) For further details contact Manager, Canara Bank, ARM Branch (Ph. No.0832-2420647/2420056, M: +91 8999196024/7722039869) e-mail id cb5103@canarabank.com OR the service provider M/s Canbank Computer Services Ltd. Contact person :Mr Pakhre D D / Mr Pratap Kanjilal, Contact No: 9480691777 / 9832952602, Email id: eauction@ccsl.co.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

Date: 10/04/2023
Place: Panaji

प्राधिकृत अधिकारी / Authorized Officer
ए.आर.एम. शाखा, पणजी, गोवा
ARM Branch, Panaji, Goa

