



(HEAD OFFICE: BANGALORE)
BRANCH OFFICE: VASCO (0311)

COVERING LETTER TO SALE NOTICE

Ref: CNRB/050/E-AUCTION/2023-24/5

Date: 29/01/2024

To,

M/S Laxminarayan Enterprises (Borrower) (Prop. – Mr Vishal Narayanrao Patil) House No. 360, Ward No 4, Dassolwada, Kundaim, Vasco, North Goa, Goa – 403115	Mr Vishal Narayanrao Patil (Borrower / Mortgagor) C/o Suhita Narayan Nirvonkar House No. 360, Ward No 4, Dassolwada, Kundaim, Vasco, North Goa, Goa – 403115
Mrs. Mahananda Vishal Patil (Co-Borrower/ Mortgager) C/o Suhita Narayan Nirvonkar House No. 360, Ward No 4, Dassolwada, Kundaim, Vasco, North Goa, Goa – 403115	

Dear Sir/Madam,

Sub: 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, I on behalf of Canara Bank, Vasco Branch, Goa 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 our Vasco Branch 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,

प्रति केनरा बैंक / For Canara Bank


प्राधिकृत अधिकारी
Authorized Officer

Authorized Officer,
Canara Bank



ENCLOSURE – SALE NOTICE



(HEAD OFFICE: BANGALORE)
BRANCH OFFICE: VASCO (0311)

Ref: CNRB/050/E-AUCTION/2023-24/5

Date: 29/01/2024

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 physical possession of which has been taken by the Authorised Officer of Vasco Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on **19.02.2024, 12:30 PM to 1:00 PM** for recovery of **Rs. 25,47,227.52 (Rupees Twenty Five Lakh Forty Seven Thousand Two Hundred Twenty Seven and Paise Fifty Two Only)** as on 31.12.2023 due to the Vasco Branch of Canara Bank from **M/s Laxmi Narayan Enterprises (Prop. Mr. Vishal Narayan Patil) and Mrs. Mahananda Vishal Patil.**

The reserve price will be **Rs. 17,46,000/- (Rs. Seventeen Lakh Forty Six Thousand Only)** and the earnest money deposit will be **Rs. 1,75,000/- (Rs. One Lakh Seventy Five Thousand Only).**

The Earnest Money Deposit shall be deposited on or before **17/02/2024 at 5:00PM.** Bidders shall improve the bidding offer in multiples of **Rs. 50,000/-(Rupees Fifty Thousand Only).** Auction/bidding shall be only through **"Online Electronic Bidding"** through the website <https://www.indianbankseauction.com> on **19/02/2024 from 12:30 PM to 1:00 PM.**

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

Shop No. 7, admeasuring an super built-up area of 29.61 sq. mtrs., located on the Ground Floor of the Building bearing H. No. 94/2 along with the proportionate undivided share in the land corresponding to the said Shop No.7, constructed on the property known as "NARAN NAIQUE" alias "ALALEACHIA XIRA" with its tow annexes situated in the village Bhoma, enrolled in the matriz no. 190 also beneficial ownership described under No. 4141 at pages 120 of Book B11 New consisting of 1/6th part of the property known as " NARAYAN NAIQUE XIR" admeasuring an area of 3,000 sq. mtrs., situated at Bhoma and Surveyed under No. 113/8-A of village Bhoma, Taluka Ponda, and bounded as below:

On The East : by Garage-1,
On The North : by stilt parking,

On The West : by open space,
On The South : by open Space

EMD amount to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Vasco Branch OR shall be deposited through RTGS/NEFT to credit the account of Canara Bank, Regional Office, Goa A/c No **209272434 IFSC Code: CNRB0008345** on or before **17.02.2024 05:00 pm.**

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 Manager Vasco Branch Canara Bank, Ph. No. 0832-2514045, 9960214337 OR the service provider M/s CANBANK COMPUTER SERVICES LTD,






(HEAD OFFICE: BANGALORE)
BRANCH OFFICE: VASCO (0311)

Contact Person Mr. Ramesh T H, Mobile No 8553643144 email id: eauction@ccsl.co.in during office hours on any working day.

कृते केनरा बैंक / For Canara Bank


प्राधिकृत अधिकारी
Authorised Officer

Authorised Officer
CANARA BANK

Date: 29/01/2024

Place: Vasco



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 29/01/2024

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

M/S Laxminarayan Enterprises (Borrower) (Prop. – Mr Vishal Narayanrao Patil) House No. 360, Ward No 4, Dassolwada, Kundaim, Vasco, North Goa, Goa – 403115	Mr Vishal Narayanrao Patil (Borrower / Mortgagor) C/o Suhita Narayan Nirvonkar House No. 360, Ward No 4, Dassolwada, Kundaim, Vasco, North Goa, Goa – 403115
Mrs. Mahananda Vishal Patil (Co-Borrower/ Mortgager) C/o Suhita Narayan Nirvonkar House No. 360, Ward No 4, Dassolwada, Kundaim, Vasco, North Goa, Goa – 403115	

3. **Total liabilities as on 31.12.2023: Rs. 25,47,227.52 (Rupees Twenty Five Lakh Forty Seven Thousand Two Hundred Twenty Seven and Paise Fifty Two Only) +plus Interest, Charges & other expenses**

4. (a) **Mode of Auction : E-Auction**

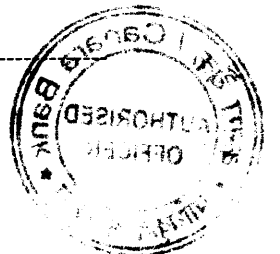
- (b) **Details of Auction service provider:** M/s CANBANK COMPUTER SERVICES LTD,
Contact Person Mr. Ramesh T H /Mr. Pakhare D.D/ Mr. Pratap Kanjilal
Mobile No. 8553643144/9480691777/9832952602
Email id: eauction@ccsl.co.in/ccsleauction@gmail.com

- (c) **Date & Time of Auction: Date: 19.02.2024 Time: 12:30 PM to 1:00 PM (With unlimited extension of 5 minutes duration each till the conclusion of the sale)**

- (d) **Place of Auction: online www.indianbankseaction.com**

5. **Reserve Price: Rs 17,46,000/- (Rs. Seventeen Lakh Forty Six Thousand Only)**
6. **EMD amount: Rs. 1,75,000/- (Rs. One Lakh Seventy Five Thousand Only)**
7. **Other terms and conditions:**

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankeauctions.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 any working days during office hours from 11.00 am to 5.00 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, Vasco Branch OR shall be deposited through RTGS/NEFT to credit of account of Canara Bank, Regional Office, Goa A/c No 209272434 IFSC Code: CNRB0008345 on or before 17.02.2024 05:00 pm.
- 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 CANBANK COMPUTER SERVICIS LTD, Contact Person Mr. Ramesh T H, Mobile No 8553643144 email id: eauction@ccsl.co.in/ ccsleauction@gmail.com
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 17.02.2024 5.00 PM, to Canara Bank, Regional Office Goa 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.
- 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 SERVICIS LTD, Contact Person Mr. Ramesh T H, Mobile No 8553643144 email id: eauction@ccsl.co.in/ ccsleauction@gmail.com
- 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. 50,000/- (Rupees Fifty Thousand 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. 50,00,000/- (Rupees Fifty lacs) 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.
- l) 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.
- 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 concerned Regional office, Goa or Vasco who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Manager, Canara Bank, Vasco Branch (Ph. No. 9960214337/0832-2514045) e-mail id cb0311@canarabank.com OR the service provider M/s CANBANK COMPUTER SERVICES LTD, Contact Person Mr. Ramesh T H, Mobile No 8553643144 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.

Place: Vasco
Date: 29/01/2024



कृते केनरा बैंक/ For Canara Bank


प्रधिकृत अधिकारी
Authorised Officer

Authorised Officer
Canara Bank