

COVERING LETTER TO SALE NOTICE

संदर्भ/Ref: ARM/510370/222/2022-23/PN

दिनांक/Date:23/11/2022

To, 1. M/s Prabhu Constructions
(i) Office No 705, 7th Floor, Trade
Centre, Plot No 11 EDC Complex
Patto Plaza, Panaji, Goa-403 001

And /or

(ii) Flat No F-2,H No 525/8/F2,
Phase II, Serula Apartments
Salvador-Do-Mundo,
Goa -403 101

2. Mr. Venkatesh Prabhu
Moni
Residing at:-
(i) Flat No F-2,H No 525/8/F2,
Phase II, Serula Apartments
Salvador-Do-Mundo,
Goa -403 101

And /or

(ii) Gut No.239, Building
Name Ocean Mist, House No.
R3, R4, Floor No. Row House,
Near Taslim Fazal House,
Village Dona Paula,
Caranzalem Taluka Tiswadi,
Goa 403002

3. Mrs. Veena Prabhu Moni
Residing at :-
(i) Flat No F-2,H No 525/8/F2,
Phase II, Serula Apartments
Salvador-Do-Mundo,
Goa -403 101

And /or

(ii) Gut No.239, Building
Name Ocean Mist, House No.
R3, R4, Floor No. Row House,
Near Taslim Fazal House,
Village Dona Paula,
Caranzalem Taluka Tiswadi,
Goa 403002

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 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.

Yours faithfully,

कृत केनरा बैंक
For Canara Bank

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

Enclosure – Sale Notice



संदर्भ/Ref: ARM/510370/222/2022-23/PN

दिनांक/Date: 23/11/2022

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 Authorized Officer of ARM Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **26/12/2022 at 11:00 AM to 11:30 AM**, for recovery of Rs.7,74,87,590.49/- (Rupees Seven Crore Seventy Four Lakhs Eighty Seven Thousand Five Hundred Ninety and Paise Forty Nine Only) as on **30/09/2022** and further interest plus other expenses/charges etc due to the Canara Bank from **M/s Prabhu Constructions**.

The reserve price of the Property will be **Rs.8,72,00,000/- (Rupees Eight Crores Seventy Two Lakhs Only)** and the earnest money deposit for the property will be **Rs.87,20,000/- (Rupees Eighty Seven Lakhs Twenty Thousand Only)**.

The Earnest Money Deposit shall be deposited on or before **23/12/2022 at 5:00PM**. Bidders shall improve the bidding offer in multiples of Rs.1,00,000/- (Rupees One Lakh Only). Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseaction.com> on **26/12/2022 from 11:00 AM to 11:30 AM**

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

All that the Residential House consisting of G+2 storied bungalow build in RCC framed structure totally admeasuring 954.49 sq mtrs built up area of the bungalow along with landed property bearing Sy No 322/1 of Salvador Do Mundo, Village, Bardez Taluka, Goa on the property known as "CANCIO" or UMBRO" in the limits of Village Panchayat of Salvador-Do-Mundo, Bardez Taluka admeasuring 7,681 Sq mt in area.

Bounded as under

On the East : By property under Sy No 324

On the West : By road and the property belonging to Maria Joanita Rodrigues and Venkatesh Pisso Gaunekar

On the North : By Property under Sy No 323/3

On the South : By Sy No 322/2 and 322/3

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 23/12/2022 at 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 Chief Manager, ARM Branch, Canara Bank, Ph. No. 0832 - 2420647 / 2420056, M: +91 77220 39869 OR the service provider M/s Canbank Computer Services Ltd. Contact person: Mr Parakhe D D / Mr Pratap Kanjilal, Contact No: 9480691777 / 9832952602 / 8898418010, Email id: eauction@ccsl.co.in during office hours on any working day.

Date: 23/11/2022

Place: Panaji



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

संदर्भ/Ref: ARM/510370/222/2022-23/PN

दिनांक/Date: 23/11/2022

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 23/11/2022

1. Name and Address of the Secured Creditor: Canara Bank, ARM Branch, Panaji, Goa

2. Name and Address of the Borrower(s)/ Guarantor(s):

1. M/s Prabhu Constructions
(i) Office No 705, 7th Floor, Trade Centre, Plot No 11 EDC Complex Patto Plaza, Panaji, Goa-403 001

And /or

(ii) Flat No F-2, H No 525/8/F2, Phase II, Serula Apartments Salvador-Do-Mundo, Goa -403 101

2. Mr. Venkatesh Prabhu
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Residing at:-
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And /or

(ii) Gut No.239, Building Name Ocean Mist, House No. R3, R4, Floor No. Row House, Near Taslim Fazal House, Village Dona Paula, Caranzalem Taluka Tiswadi, Goa- 403002

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And /or

(ii) Gut No.239, Building Name Ocean Mist, House No. R3, R4, Floor No. Row House, Near Taslim Fazal House, Village Dona Paula, Caranzalem Taluka Tiswadi, Goa- 403002

3. **Total liabilities as on 30/09/2022:** Rs.7,74,87,590.49/- (Rupees Seven Crore Seventy Four Lakhs Eighty Seven Thousand Five Hundred Ninety and Paise Forty Nine Only)

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

(b) **Details of Auction service provider:** M/s Canbank Computer Services Ltd.

Contact person : Mr Parakhe D D/Mr Pratap Kanjilal

Contact No: 9480691777 / 9832952602/8898418010

Email id: eauction@ccsl.co.in

(c) **Date & Time of Auction:** Date: 26/12/2022; Time: 11:00 AM to 11:30 AM

(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

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

5. **Reserve Price:** Rs. 8,72,00,000/- (Rupees Eight Crores Seventy Two Lakhs Only).

6. **EMD Amount:** Rs.87,20,000/- (Rupees Eighty Seven Lakhs Twenty Thousand Only).

7. Other terms and conditions:

A) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseaction.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 23/12/2022 at 05:00 PM.

E) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 23/12/2022 at 05:00 PM, to Canara Bank, ARM Branch, by hand or email.



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- 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.indianbankseaction.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 / 9832952602/8898418010, 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 multiplies of Rs. 1,00,000/- (Rupees 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 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 lakh (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 77220 39869) e-mail id cb5103@canarabank.com OR the service provider M/s Canbank Computer Services Ltd. Contact person: Mr Parakhe D D / Mr Pratap Kanjilal, Contact No: 9480691777 / 9832952602 / 8898418010, 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.

केनरा बैंक
Canara Bank

Date: 23/11/2022

Place: Panaji

Authorised Officer
भारत अधिकारी / Authorised Officer
ए.आर.एम. शाखा पणजी, गोवा
ARM Branch, Panaji, Goa

