



(HEAD OFFICE: BANGALORE)  
BRANCH OFFICE: MARGAO (0314)

COVERING LETTER TO SALE NOTICE

Ref: CNRB/0314/E-AUCTION/2024-25/1

Date: 04/06/2024

To,

1) Mrs. Sanguita Kudchadkar (Borrower) and Mr.Sudesh Kudchadkar (Guarantor)	
Address 1 1005 GRAMERCY DRIVE MIDLAND GA 31820 USA 31820	Address 2 1005 GRAMERCY DRIVE MIDLAND GA 31820 USA 31820

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, Margao Branch, Goa have 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 Margao 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,

कुते केनरा बैंक  
For Canara Bank

Authorized Officer,  
Canara Bank  
क्षेत्रीय कार्यालय, पणजी-गोवा  
Regional office, Panaji-Goa



ENCLOSURE - SALE NOTICE

BRANCH : MARGAO

CONTACT DETAILS: 0832-2715607 Email id cb0314@canarabank.com





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Ref: CNRB/0314/E-AUCTION/2024-25/1

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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 Margao Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 10/07/2024, 3.00 PM to 3.30 PM for recovery of Rs. 41,25,081.77 (Rupees Forty One Lakhs Twenty Five Thousand Eighty One and Paise Seventy Seven Only) due to the Margao Branch of Canara Bank from Mrs. Sanguita Kudchadkar.

The reserve price will be Rs. 40,00,000/- (Rs. Forty Lakh Only) and the earnest money deposit will be Rs. 4,00,000/- (Rs. Four Lakh Only)

The Earnest Money Deposit shall be deposited on or before 09/07/2024 at 5:00PM. Bidders shall improve the bidding offer in multiples of Rs. 25,000/- (Rupees Twenty Five Thousand Only). Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.bankeauctionwizard.com> on 10/07/2024 from 3.00 PM to 3.30 PM.

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

Flat no B 13, Vidya Vikas Residency, Tenaulim, Salcete, Goa

**BOUNDRIES**

EAST: SURVEY NO..70/2 TO 5, 74/3 74/4 TO 9

WEST: SURVEY NO.56

SOUTH : SURVEY NO.67

NORTH : SURVEY NO.69/3

EMD amount to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Margao 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 09/07/2024 05:00 pm.







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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 Manager, Margao Branch (Ph. No. 9922807663/0832-2715607) e-mail id [cb0314@canarabank.com](mailto:cb0314@canarabank.com) OR the service provider M/s ANTARES SYSTEMS LIMITED, Contact Person Ms. Sushmitha B, Mobile No 8951944383 email id: [sushmitha.b@antaressystems.com](mailto:sushmitha.b@antaressystems.com) during office hours on any working day.

Date: 04/06/2024  
Place: MARGAO



कुते केनरा बँक  
For Canara Bank  
Authorised Officer  
CANARA BANK  
Regional office, Panaji-Goa

BRANCH : MARGAO  
CONTACT DETAILS: 0832-2715607 Email id [cb0314@canarabank.com](mailto:cb0314@canarabank.com)





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**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 04/06/2024**

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

1) Mrs. Sanguita Kudchadkar (Borrower) and Mr.Sudesh Kudchadkar (Guarantor)	
<b>Address 1</b> 1005 GRAMERCY DRIVE MIDLAND GA 31820 USA 31820	<b>Address 2</b> 1005 GRAMERCY DRIVE MIDLAND GA 31820 USA 31820

3. Total liabilities as on 31.05.2023: Rs. 41,25,081.77 (Rupees Forty One Lakhs Twenty Five Thousand Eighty One and Paise Seventy Seven Only) and further interest plus other expenses/charges.

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

(b) Details of Auction service provider: M/s ANTARES SYSTEMS LIMITED,  
Contact Person Ms. Sushmitha B  
Mobile No 8951944383  
Emailid: [sushmitha.b@antaressystems.com](mailto:sushmitha.b@antaressystems.com)

(c) Date & Time of Auction: Date: 10.07.2024 at 03:00 PM to 03:30 PM  
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

(d) Place of Auction: online : <https://www.bankeauctionwizard.com>

5. Reserve Price: Rs. 40,00,000/- (Rs. Forty Lakh Only)
6. EMD Amount : Rs. 4,00,000/- (Rs. Four Lakh Only)

**7. Other terms and conditions:**

(a) Auction/bidding shall be only through "Online Electronic Bidding" through the the website <https://www.bankeauctionwizard.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, Margao Branch OR shall be deposited through RTGS/NEFT to credit of



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account of Canara Bank, Regional Office, Goa A/c No 209272434 IFSC Code: CNRB0008345 on or before 09/07/2024 05:00 p.m.

- e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 09/07/2024, 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.
- f) The intending bidders should register their names at portal <https://www.bankeauctionwizard.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 ANTARES SYSTEMS LIMITED, Contact Person Ms. Sushmitha B, Mobile No 8951944383 email id: [sushmitha.b@antaressystems.com](mailto:sushmitha.b@antaressystems.com)
- 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. 25,000/- (Rupees Twenty Five 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.
- 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.



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- 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 Regional office, Goa or Margao who, as a facilitating centre, shall make necessary arrangements.
- n) For further details contact Manager, Canara Bank, Margao Branch (Ph. No. 9881604521/0832-2715607) e-mail id [cb0314@canarabank.com](mailto:cb0314@canarabank.com) OR the service provider M/s ANTARES SYSTEMS LIMITED, Contact Person Ms. Sushmitha B, Mobile No 8951944383 email id: [sushmitha.b@antaressystems.com](mailto:sushmitha.b@antaressystems.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: MARGAO  
Date: 04/06/2024



केनरा बँक  
For Canara Bank  
Authorised Officer  
Canara Bank  
Regional Office, Panaji-Goa