



(HEAD OFFICE: BANGALORE)  
BRANCH OFFICE: VERNA (2814)

COVERING LETTER TO SALE NOTICE

Ref: CNRB/2814/E-AUCTION/2023-24/3

Date: 06/02/2024

To,

<b>M/s Dambo Foodpac Private Limited (Borrower)</b> No 505, Kurtarkar landmark Gogol, Margao, Goa - 403602	<b>Mr. Aalok Pramod Borkar (Guarantor)</b> H No C 98/25 Alankar Building Margao, Goa - 403601	<b>Mr. Atul Borkar (Guarantor)</b> H No 67 Alankar Building Margao, Goa - 403601
<b>Mr. Pramod Borkar (Guarantor)</b> Alankar Building, Martaries Road, Malbhat, Margao - 403 601	<b>Mrs. Sushama Pramod Borkar (Guarantor)</b> Alankar Building, Martaries Road, Malbhat, Margao - 403 601	

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, **Verna** Branch, Goa 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 our Verna 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,

 कृते केनरा बैंक  
For Canara Bank

प्राधिकृत अधिकारी / Authorized Officer  
**Authorized Officer,**  
Regional office, Panaji-Goa  
**Canara Bank**



ENCLOSURE - SALE NOTICE

Ref: CNRB/2814/E-AUCTION/2023-24/3

Date: 06/02/2024

## 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 **Possession** of which has been taken by the Authorised Officer of **Verna Branch** of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **11.03.2024 from 1:00 PM to 1:30 PM** for recovery of **Rs. 3,63,92,892.89 (Rupees Three Crore Sixty Three Lakh Ninety Two Thousand Eight Hundred Ninety Two and Paise Eighty Nine Only)** as on **31.01.2024** due to the **Verna Branch** of Canara Bank from **M/s Dambo FoodPac Private Limited**.

The reserve price will be **Rs. 2,53,00,000/- (Rs. Two Crore Fifty Three Lakh Only)** and the earnest money deposit will be **Rs. 25,30,000/- (Rs. Twenty Five Lakh Thirty Thousand Only)**.

The Earnest Money Deposit shall be deposited on or before **08.03.2024 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 **11.03.2024 from 1:00 PM to 1:30 PM**.

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

All that premises forming the northern wing of the mezzanine floor identified as shop No. MS-1, which is premises lying above the ground floor shops No GS-1, GS-2 and GS-3 and also lying on the western side of the staircase block of the ALANKAR building, being distinctly separated from the southern wing of the said mezzanine floor. Property denominated "MADEBATTA" or "MALBATTA" having a total area of 1,414 sq mtr or thereabout, described in the land registration office of Salcete under No. 18508 of Book B No. 47 of new series, enrolled for the purpose Portuguese Land Revenue Roll under Matiz Number 273, surveyed under Chalta Nos. 154 to 157, 159 to 161, 245,246 of PT Sheet No. 240, situated in the ward Malbhat of Margao City, Located within the limits of Margao Municipal Council, Taluka and Sub-District of south Goa in the state of the Goa and owned by Mr. Pramod Borkar and Mrs. Sushama Pramod Borkar. This premises has a total build up area of 179 sq mtrs and is bounded as follows:-

**East** - By the setback area of the building within the subject land, beyond which lies the drain and further beyond it the road leading to Old railway Station and the mid-landing of the said staircase between the ground floor and first floor of the building.

**West** - By the setback area of the building within the subject land, beyond which lies the western part of the entire property sold to the Indraprastha Co-operative Housing society Ltd.

**North** - By the setback area of the building within the subject land, beyond which lies Martires Dias road.

**South** - By the southern wing of the mezzanine floor and the staircase block of ALANKAR building. This premises enrolled by Margao Municipal council under house Tax No. 13/314.



BRANCH : VERNA

CONTACT DETAILS: 7774060976, Email id [cb2814@canarabank.com](mailto:cb2814@canarabank.com)





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EMD amount to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, **Verna 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 **08.03.2024 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 **Verna Branch** Canara Bank, Ph. No. 7774060976 OR the service provider M/s CANBANK COMPUTER SERVICIS LTD, Contact Person Mr. Ramesh T H, Mobile No 8553643144 email id: eauction@ccsl.co.in during office hours on any working day.

Date: 06/02/2024  
Place: Verna



For Canara Bank  
*[Signature]*  
Authorised Officer  
CANARA BANK  
Regional Office, Panaji-Goa



(HEAD OFFICE: BANGALORE)  
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**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06/02/2024**

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

<b>M/s Dambo Foodpac Private Limited (Borrower)</b> No 505, Kurtarkar landmark Gogol, Margao, Goa - 403602	<b>Mr. Aalok Pramod Borkar (Guarantor)</b> H No C 98/25 Alankar Building Margao, Goa - 403601	<b>Mr. Atul Borkar (Guarantor)</b> H No 67 Alankar Building Margao, Goa - 403601
<b>Mr. Pramod Borkar (Guarantor)</b> Alankar Building, Martaries Road, Malbhat, Margao - 403 601	<b>Mrs. Sushama Pramod Borkar (Guarantor)</b> Alankar Building, Martaries Road, Malbhat, Margao - 403 601	

3. **Total liabilities as on 31.01.2024: Rs. 3,63,92,892.89 (Rupees Three Crore Sixty Three Lakh Ninety Two Thousand Eight Hundred Ninety Two and Paise Eighty Nine 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](mailto:eauction@ccsl.co.in)/[ccsleauction@gmail.com](mailto:ccsleauction@gmail.com)

(c) **Date & Time of Auction: Date: 11.03.2024 Time: 1:00 PM to 1:30 PM (With unlimited extension of 5 minutes duration each till the conclusion of the sale)**

(d) **Place of Auction: online [www.indianbankseaction.com](http://www.indianbankseaction.com)**

5. **Reserve Price: Rs 2,53,00,000/- (Rs. Two Crore Fifty Three Lakh Only)**

6. **EMD amount: Rs. 25,30,000/- (Rs. Twenty Five Lakh Thirty 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.

EMD amount to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Verna 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 08.03.2024 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 SERVICES LTD, Contact Person Mr. Ramesh T H, Mobile No 8553643144 email id: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)/[ccsleauuction@gmail.com](mailto:ccsleauuction@gmail.com)
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **08.03.2024 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 SERVICES LTD, Contact Person Mr. Ramesh T H, Mobile No 8553643144 email id: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)/[ccsleauuction@gmail.com](mailto:ccsleauuction@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. 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.
- 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.**

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- 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 Verna who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Manager, Canara Bank, Verna Branch (Ph. No. 7774060976) e-mail id [cb2814@canarabank.com](mailto:cb2814@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](mailto: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: Verna  
Date: 06/02/2024



 कृते केनरा बैंक  
For Canara Bank

  
प्राधिकृत अधिकारी / Authorised Officer  
क्षेत्रीय कार्यालय, पणजी-गोवा  
Regional Office, Panaji-Goa  
**Authorised Officer**  
Canara Bank



प्राधिकृत अधिकारी / Authorised Officer  
क्षेत्रीय कार्यालय, पणजी-गोवा  
Regional Office, Panaji-Goa