

COVERING LETTER TO SALE NOTICE

Ref: CNRB/314/GLAZETEK/SALE/7/2024-25

Date: 04.06.2024

To,

<b>M/s. GLAZETEK SYSTEMS (Borrower)</b> SHOP NO:34, Ground Floor, Felicinta Complex, Gogol, Margao, Goa 403601	<b>Mr. Vishwesh P Kamat (Partner/Guarantor)</b> HNO-860 Lane -2, Vidyanagar Colony Salcete Margao 403601
<b>Mrs. Aarti V Kamat (Guarantor)</b> HNO-860 Lane -2, Vidyanagar Colony Salcete Margao, Goa 403601	<b>Mr. Mark H Figueiredo (Partner/Guarantor)</b> Flat No-S/1, Lucian Appartment Fartoda, Salecete Goa-403602
<b>Mrs. Maria C Figueiredo (Guarantor)</b> Flat No-S/1, Lucian Appartment Fartoda, Salecete Goa-403602	

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 **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,



**Authorized Officer,  
Canara Bank**



ENCLOSURE - SALE NOTICE

BRANCH : MARGAO

CONTACT DETAILS: 0832 2703143, Email id [cb0314@canarabank.com](mailto:cb0314@canarabank.com)

Ref: CNRB/314/GLAZETEK/SALE/07/2024-25

Date: 04.06.2024

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 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**, time schedule as below for recovery of **Rs. 6,23,52,149.04 (Rupees Six Crore Twenty Three Lakh Fifty Two Thousand One Hundred Forty Nine And Paise Four Only)** as on 31.05.2024, due to the Margao Branch of Canara Bank from **M/s. Glazetek Systems**.

The reserve price and time schedule will be as below,

Sr No.	Description of property	Time	Reserve Price	EMD Amt
1	Plot No. 24 admeasuring 341 sq. mtrs. Surveyed under Chalta No. 71 of P.T. Sheet No. 197 in the City Survey Office of Margao Goa. Which is a detached portion of the property known as "BAMAN GALLI" situated at ward Gogol of Margao Town in the Margao Municipal Area, Taluka and Sub-District of Salcete, State of Goa, which property being formed of three properties adjoining one another, registered in the Land Registration Office (Conservatoria od regiato predial ) of Salcete at Margao under Nos. 10679,26665 and 26770 all of new series and enrolled in the Land Revenue Roll (matriz Predial) of Margao under Nos. 1103, 1104 and 1102 respectively and surveyd under No. 197/39 standing in the name of Mr Vishwesh Prakash Kamat	11.30 am to 12.00 pm	Rs. 97,20,000	Rs. 9,72,000
2	Flat F-3 admeasuring 100 sq. mtrs situated in the building Prime Monarch Co-operative Housing Society Ltd of Chicalim Mormugao Taluka, District South, state of Goa(Reg. No. HSG(b)-759/SG/2010 dated 03/05/2010 situated in the area known as "Mollo Mostimando". The building being constructed on plot No 18 , surveyed under chalta No. 38 of P.T Sheet No. 126A admeasuring 898 sq.mtrs. The whole Property known as "Molo Mostimando" is subdivided into smaller plots Namely Plot Nos. 18, 19 & 20 collectively bearing Chalta No. 38, 39, 40, 41 of P.T. Sheet No.126 A of City Survey of Vasco da Gama. Total admeasuring 1490 sq. mtrs. Standing in the name of Mr Mark H Figueiredo and eight others.	12.00 pm to 12.30 pm	Rs. 45,60,000	Rs. 4,56,000
3	Leasehold Plot No SB-20 admeasuring 1000 sq mtrs and factory shed admeasuring built up area of approx 938.76 sq mtrs (basement floor 219.96 m2, ground floor 498.84 m2, first floor 219.96 m2) thereon in Cuncoilm Industrial Estate situated at	12.30 pm to 1.00 pm	Rs. 2,13,00,000	Rs. 21,30,000



Cuncolim within the limits of Cuncolim Municipal Council Taluka & Sub-district of Salcete, District South Goa, State of Goa and surveyed under Survey no 317 of Cuncolim standing in the name of M/s. Glazetek Systems.			
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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. 50,000/- (Rupees Fifty Thousand Only)** for property at **Sr. No. 2** and in multiples of **Rs. 1,00,000/- (Rupees One Lakh Only)** for properties at **Sr. No. 1 & 3**. Auction/bidding shall be only through "Online Electronic-Bidding" through the website <https://www.bankeauctionwizard.com> on **10.07.2024** as per schedule mentioned above.

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

1	Plot No. 24 admeasuring 341 sq. mtrs. Surveyed under Chalta No. 71 of P.T. Sheet No. 197 in the City Survey Office of Margao Goa. Which is a detached portion of the property known as "BAMAN GALLI" situated at ward Gogol of Margao Town in the Margao Municipal Area, Taluka and Sub District of Salcete, State of Goa, which property being formed of three properties adjoining one another, registered in the Land Registration Office (Conservatoria od regiato predial ) of Salcete at Margao under Nos. 10679,26665 and 26770 all of new series and enrolled in the Land Revenue Roll (matriz Predial) of Margao under Nos. 1103, 1104 and 1102 respectively and surveyd under No. 197/39 standing in the name of Mr Vishwesh Prakash Kamat and is bounded as follows:  East : by Chalta No. 39 of P. T. Sheet no. 197; West : by Chalta No. 50 of P. T. Sheet no. 197; North : by road; South : by Chalta No. 39 of P. T. Sheet no. 197
2	Flat F-3 admeasuring 100 sq. mtrs situated in the building Prime Monarch Co-operative Housing Society Ltd of Chicalim Mormugao Taluka, District South, state of Goa(Reg. No. HSG(b)-759/SG/2010 dated 03/05/2010 situated in the area known as "Mollo Mostimando". The building being constructed on plot No 18 , surveyed under chalta No. 38 of P.T Sheet No. 126A admeasuring 898 sq.mtrs. The whole Property known as "Molo Mostimando" is subdivided into smaller plots Namely Plot Nos. 18, 19 & 20 collectively bearing Chalta No. 38, 39, 40, 41 of P.T. Sheet No.126 A of City Survey of Vasco da Gama. Total admeasuring 1490 sq. mtrs. Standing in the name of Mr Mark H Figueiredo and eight others and is bounded as follows:  East : by open space; West : by 10m wide road; North : by remaining part of Chalta No. 38 of P. T. Sheet no. 126A; South : by open space
3	Leasehold Plot No SB-20 admeasuring 1000 sq mtrs and factory shed admeasuring built up area of approx 938.76 sq mtrs (basement floor 219.96 m2, ground floor 498.84 m2, first floor 219.96 m2) thereon in Cuncolim Industrial Estate situated at Cuncolim within the limits of Cuncolim Municipal Council Taluka & Sub-district of Salcete, District South Goa, State of Goa and surveyed under Survey no 317 of Cuncolim standing in the name of M/s. Glazetek Systems and is bounded as follows:  East : by Plot SB-21; West : by Plot SB-19;

BRANCH : MARGAO  
CONTACT DETAILS: 0832 2703143, Email id [cb0314@canarabank.com](mailto:cb0314@canarabank.com)



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

North : by Plot SB-9;  
South : by IDC internal road

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 the account of Canara Bank, Regional Office, Goa A/c No 209272434 IFSC Code: CNRB0008345 on or before 09.07.2024 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](http://www.canarabank.com)) or may contact Manager, Margao Branch Canara Bank, Ph. No. 0832 2703143, 9922807663 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



केनरा बँक  
For Canara Bank

Authorised Officer  
CANARA BANK

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 04.06.2024**

- Name and Address of the Secured Creditor :** Canara Bank, Margao Branch
- Name and Address of the Borrower(s)/ Guarantor(s) :**

<b>M/s. GLAZETEK SYSTEMS (Borrower)</b> SHOP NO:34, Ground Floor, Felicinta Complex, Gogol, Margao, Goa 403601	<b>Mr. Vishwesh P Kamat (Partner/Guarantor)</b> HNO-860 Lane -2, Vidyanagar Colony Salcete Margao 403601
<b>Mrs. Aarti V Kamat (Guarantor)</b> HNO-860 Lane -2, Vidyanagar Colony Salcete Margao, Goa 403601	<b>Mr. Mark H Figueiredo (Partner/Guarantor)</b> Flat No-S/1, Lucian Appartment Fartoda, Salecete Goa-403602
<b>Mrs. Maria C Figueiredo (Guarantor)</b> Flat No-S/1, Lucian Appartment Fartoda, Salecete Goa-403602	

3. **Total liabilities as on 31.05.2024: Rs. 6,23,52,149.04 (Rupees Six Crore Twenty Three Lakh Fifty Two Thousand One Hundred Forty Nine And Paise Four Only)** plus further interest, charges and other expenses if any.

- (a) **Mode of Auction : E-Auction** (Online)  
(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** Time: as per schedule mentioned below  
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

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

- Reserve Price:** As mentioned below
- EMD amount:** As mentioned below

Sr No.	Description of property	Time	Reserve Price	EMD Amt
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(HEAD OFFICE: BANGALORE)  
BRANCH OFFICE: MARGAO (0314)

	and 26770 all of new series and enrolled in the Land Revenue Roll (matriz Predial) of Margao under Nos. 1103, 1104 and 1102 respectively and surveyd under No. 197/39 standing in the name of Mr Vishwesh Prakash Kamat			
2	Flat F-3 admeasuring 100 sq. mtrs situated in the building Prime Monarch Co-operative Housing Society Ltd of Chicalim Mormugao Taluka, District South, state of Goa(Reg. No. HSG(b)-759/SG/2010 dated 03/05/2010 situated in the area known as "Mollo Mostimando". The building being constructed on plot No 18 , surveyed under chalta No. 38 of P.T Sheet No. 126A admeasuring 898 sq.mtrs. The whole Property known as "Molo Mostimando" is subdivided into smaller plots Namely Plot Nos. 18, 19 & 20 collectively bearing Chalta No. 38, 39, 40, 41 of P.T. Sheet No.126 A of City Survey of Vasco da Gama. Total admeasuring 1490 sq. mtrs. Standing in the name of Mr Mark H Figueiredo and eight others.	12.00 pm to 12.30 pm	Rs. 45,60,000	Rs. 4,56,000
3	Leasehold Plot No SB-20 admeasuring 1000 sq mtrs and factory shed admeasuring built up area of approx 938.76 sq mtrs (basement floor 219.96 m2, ground floor 498.84 m2, first floor 219.96 m2) thereon in Cuncolim Industrial Estate situated at Cuncolim within the limits of Cuncolim Municipal Council Taluka & Sub-district of Salcete, District South Goa, State of Goa and surveyed under Survey no 317 of Cuncolim standing in the name of M/s. Glazetek Systems.	12.30 pm to 1.00 pm	Rs. 2,13,00,000	Rs. 21,30,000

**7. Other terms and conditions:**

- Auction/bidding shall be only through "Online Electronic Bidding" through 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.
- 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
- 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, 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.
- 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.
  - Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
  - 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.

BRANCH : MARGAO  
CONTACT DETAILS: 0832 2703143, Email id [cb0314@canarabank.com](mailto:cb0314@canarabank.com)



- 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. 50,000/- (Rupees Fifty Thousand Only) for property at Sr No. 2 and in multiplies of Rs. 1,00,000/- (Rupees One Lakh Only) for properties at Sr No. 1 & 3**. 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. 50,00,000/- (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.**
- 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. 0832 2703143, 9922807663) 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).



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

**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



कृते केनरा बैंक  
For Canara Bank

Authorised Officer  
Canara Bank

Regional office, Margao, Goa