



(HEAD OFFICE: BANGALORE)  
BRANCH OFFICE: PORVORIM II (17221)

COVERING LETTER TO SALE NOTICE

Ref: CNRB/17221/VAGHELA/SALE/01/2024-25

Date: 06.06.2024

To,

<b>Mr. MUKESH GAJANAND VAGHELA (Borrower)</b> FLAT NO 212 H MOLOCA MURDA VILLAGE MERCES GOA-403005	<b>Mrs. NITA M VAGHELA (Guarantor)</b> FLAT NO 212 H MOLOCA MURDA VILLAGE MERCES GOA-403005
<b>Mr. MOHAMMAD ALI KAMMAR (Guarantor)</b> C-1/G-3 ESSAR RESIDENCY AMBRAL WADA TALEIGAO DONAPAU LA TALEIGAO TISWADI GOA-403004	<b>Mr. MOHIN SHAIKH (Guarantor)</b> NERVANA NEST PUNDALIK NAGAR NEAR POLICE STATION ALTO PORVORIM GOA-403006

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, Porvorim II 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 Porvorim II 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,

केनरा बँक  
For Canara Bank

**Authorized Officer,**  
**Canara Bank**

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

ENCLOSURE - SALE NOTICE



BRANCH : PORVORIM II

CONTACT DETAILS: 0832 241179, Email id [cb17221@canarabank.com](mailto:cb17221@canarabank.com)



Ref: CNRB/17221/VAGHELA/SALE/01/2024-25

Date: 06.06.2024

**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 Porvorim II 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, 1:00 PM to 1:30 PM**, for recovery of **Rs. 10,49,073.96 (Rupees Ten Lakh Forty Nine Thousand Seventy Three And Paise Ninety Six Only)** as on 31.05.2024, due to the Porvorim II Branch of Canara Bank from **Mr. Mukesh Gajanand Vaghela**.

The reserve price will be **Rs. 31,00,000/- (Rs. Thirty One Lakh Only)** and the earnest money deposit will be **Rs. 3,10,000/- (Rs. Three Lakh Ten Thousand 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, 1:00 PM to 1:30 PM**.

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

All that Flat No. 7 having Super built up area of 72.00 sq mts along with undivided Proportionate share in the land located on the ground floor of a 2 storey building, comprising of a living room ,2 bedrooms,1 bedroom with toilet attached, a Common toilet. a kitchen constructed on all that Plot of land denominated as Plot B forming part of the larger property bearing survey no 11/3 of Murda village Tiswadi Taluka ,admeasuring an area of about 610 sq.mts, within the limits of village Panchayat of Merces Goa,Taluka and sub district of Ilhas,District North Goa,in the state of Goa,neither described in Land registration office of Ilhas nor enrolled in the Taluka Revenue office and is bounded as under:

East: Partly by Property bearing survey no 11/3 and Partly by the area reserved for the road.

West: Partly by Nallah Beyond which lies survey no 11/5,11/6 and Partly by survey no 11/7.





North: By Plot "A" of said Property.

South: By the Property bearing survey No 10/5

EMD amount to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Porvorim II 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, Porvorim II Branch Canara Bank, Ph. No. 0832 241179, 7774060757 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: 06.06.2024

Place: Porvorim



Authorised Officer

CANARA BANK / Authorised Officer  
क्षेत्रीय कार्यालय, पणजी-गोवा  
Regional office, Panaji-Goa

BRANCH : PORVORIM II

CONTACT DETAILS: 0832 241179, Email id [cb17221@canarabank.com](mailto:cb17221@canarabank.com)



**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06.06.2024**

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

<b>Mr. MUKESH GAJANAND VAGHELA (Borrower)</b> FLAT NO 212 H MOLOCA MURDA VILLAGE MERCES GOA-403005	<b>Mrs. NITA M VAGHELA (Guarantor)</b> FLAT NO 212 H MOLOCA MURDA VILLAGE MERCES GOA-403005
<b>Mr. MOHAMMAD ALI KAMMAR (Guarantor)</b> C-1/G-3 ESSAR RESIDENCY AMBRAL WADA TALEIGAO DONAPAUULA TALEIGAO TISWADI GOA-403004	<b>Mr. MOHIN SHAIKH (Guarantor)</b> NERVANA NEST PUNDALIK NAGAR NEAR POLICE STATION ALTO PORVORIM GOA-403006

3. Total liabilities as on 31.05.2024: Rs. 10,49,073.96 (Rupees Ten Lakh Forty Nine Thousand Seventy Three And Paise Ninety Six Only) plus further interest, charges and other expenses if any.

4. (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: 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 <https://www.bankeauctionwizard.com>

5. Reserve Price: Rs. 31,00,000/- (Rs. Thirty One Lakh Only)
6. EMD amount: Rs. 3,10,000/- (Rs. Three Lakh Ten Thousand Only)
7. Other terms and conditions:

- a) 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.
- 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, Porvorim II Branch OR shall be deposited through RTGS/NEFT to credit of

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(HEAD OFFICE: BANGALORE)  
BRANCH OFFICE: PORVORIM II (17221)

account of Canara Bank, Regional Office, Goa A/c No 209272434 IFSC Code: CNRB0008345 on or before 09.07.2024 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 **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. 50,00,000/- (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.

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- 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 **Porvorim II** who, as a facilitating centre, shall make necessary arrangements.
- n) For further details contact Manager, Canara Bank, **Porvorim II Branch** (Ph. No. 0832 241179, 7774060757) e-mail id [cb17221@canarabank.com](mailto:cb17221@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: Porvorim  
Date: 06.06.2024



केनरा बैंक  
Canara Bank

Authorised Officer

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