

COVERING LETTER TO SALE NOTICE

Ref: CNRB/050/E-AUCTION/2023-24/117

Date: 23.01.2024

To,

M/s PATEL BROTHERS AG-1 JANATA CO-OP HSG SOCIETY,AQUEM ALTO,MARGAO SOUTH,MARGAO,GOA,403601	MUKESH CHHAGANLAL PATEL (Partner/Guarantor M/s PATEL BROTHERS) AG-1 JANATA CO-OP HSG SOCIETY,AQUEM ALTO,MARGAO SOUTH,MARGAO,GOA,403601
NEHA MUKESH PATEL (Partner/Guarantor, M/s PATEL BROTHERS) AG 1 JANATA,JANATA CO OP HSG SOCIETY,NEAR HDFC BANK AQUEM ALTO,MARGAO,GOA,403601	ASHISH M PATEL (Partner/Guarantor r, M/s PATEL BROTHERS) AG 1 JANATA COOP HSG SOCIETY,NEAR HDFC BANK,AQUEM ALTO MARGAO,SOUTH,GOA,403601

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 For Canara Bank

ENCLOSURE - SALE NOTICE

मुख्य प्रबंधक/Chief Manager
मडगाँव शाखा/Margao Branch
गोवा / Goa - 403 601

BRANCH : MARGAO

CONTACT DETAILS: 0832 2703143, Email id cb0314@canarabank.com



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

Ref: CNRB/050/E-AUCTION/2023-24/117

Date: 23.01.2024

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 **26.02.2024, 01:30 PM to 02:00 PM**, for recovery of **Rs. 53,60,961.43 (Rupees Fifty Three Lakh Sixty Thousand Nine Hundred Sixty One and Paise Forty Three Only)** due to the Margao Branch of Canara Bank from **M/s PATEL BROTHERS, M MUKESH CHHAGANLAL PATEL , Mrs NEHA MUKESH PATEL and ASHISH M PATEL**

The reserve price will be **Rs. 67,00,000/- (Rs. Sixty Seven Lakh Only)** and the earnest money deposit will be **Rs. 6,70,000/- (Rs. Six Lakh Seventy Thousand Only)**.

The Earnest Money Deposit shall be deposited on or before **23.02.2024 at 5:00PM**. Bidders shall improve the bidding offer in multiples of Rs.50,000/-(Rupees Fifty Thousand Only). Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseaction.com> on **26.02.2024, 01:30 PM to 02:00 PM**

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

Vacant land Plot bearing survey No 126 (123) Hissa No 10 located at Village Mazgaon Taluka, Sawantwadi, Zilla Sindhudurg in the state of Maharashtra admeasuring 1870 m2 with a shed admeasuring 1500 sq. ft, open well, pump house, electricity connection and road connectivity.

The said Plot is bounded as under:-

On the East :By village road to new development project

On the West :By Pvt prop

On the North: By H. No. 7 Pvt Prop

On the South : By H. No. 12 and 9 Pvt Prop

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 **23.02.2024 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, Margao Branch Canara Bank, Ph. No. 0832 2703143, 9922807663 OR the service provider M/s CANBANK COMPUTER SERVICES LTD,



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

Contact Person Mr. Ramesh T H, Mobile No 8553643144 email id: eauction@csl.co.in during office hours on any working day.

कृते केनरा बैंक
For Canara Bank

मुख्य प्रबंधक/Chief Manager
मडगाँव शाखा/Margao Branch
गोवा / Goa - 403 601
Authorised Officer

CANARA BANK

Date: 23.01.2024

Place: Margao

BRANCH : MARGAO
CONTACT DETAILS: 0832 2703143, Email id cb0314@canarabank.com



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

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 20.01.2024

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

M/s PATEL BROTHERS AG-1 JANATA CO-OP HSG SOCIETY,AQUEM ALTO,MARGAO SOUTH,MARGAO,GOA,403601	MUKESH CHHAGANLAL PATEL (Partner/Guarantor M/s PATEL BROTHERS) AG-1 JANATA CO-OP HSG SOCIETY,AQUEM ALTO,MARGAO SOUTH,MARGAO,GOA,403601
NEHA MUKESH PATEL (Partner/Guarantor, M/s PATEL BROTHERS) AG 1 JANATA,JANATA CO OP HSG SOCIETY,NEAR HDFC BANK AQUEM ALTO,MARGAO,GOA,403601	ASHISH M PATEL (Partner/Guarantor r, M/s PATEL BROTHERS) AG 1 JANATA COOP HSG SOCIETY,NEAR HDFC BANK,AQUEM ALTO MARGAO,SOUTH,GOA,403601

3. **Total liabilities as on 31.12.2023: Rs. 53,60,961.43 (Rupees Fifty Three Lakh Sixty Thousand Nine Hundred Sixty One and Paise Forty Three 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 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/ccsleauction@gmail.com

(c) **Date & Time of Auction: Date: 26.02.2024 Time: 01:30 PM to 02:00 PM** (With unlimited extension of 5 minutes duration each till the conclusion of the sale)

(d) **Place of Auction: online www.indianbankseauction.com**

5. **Reserve Price: Rs. 67,00,000/- (Rs. Sixty Seven Lakh Only)**

6. **EMD amount: Rs. 6,70,000/- (Rs. Six Lakh Seventy 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.
- 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 account of Canara Bank, Regional Office, Goa A/c No **209272434 IFSC Code: CNRB0008345 on or before 23.02.2024 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/ccsleauction@gmail.com
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **23.02.2024**, 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/ccsleauction@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. 50,000/- (Rupees Fifty 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.



(HEAD OFFICE: BANGALORE)
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- 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.
- 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 Margao who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Manager, Canara Bank, Margao Branch (Ph. No. 0832 2703143, 9922807663) e-mail id cb0314@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

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.

For Canara Bank

मुख्य प्रबंधक, Chief Manager

Authorised Officer

Canara Bank

Place: Margao

Date: 23.01.2024