

COVERING LETTER TO SALE NOTICE

Ref: CNRB/17210/E-AUCTION/6/2024-25

Date: 04/06/2024

To,

M/s Rehan Construction (Borrower)		
Mr. Khaja Shaikh (Partner) H No 9/17/35, Khadpabandh Ponda, Near Water Tank, Naga-Masjid Curti, Ponda Goa - 403401	Mrs. Sharifa Shaikh (Partner)	
	Address 1 Flat No S 1 II-DN Floor D'souza Apartment, Nagamasjid Curti, Ponda Goa - 403 401	Address 2 W/o Khaja, A Kothapalli, C S Puram, Ongole, Andhra Pradesh - 523112

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, Kavlem Branch, Goa have taken **Physical 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 Kavlem 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 / Authorised Officer
Authorized Officer
Panaji-Goa
Canara Bank



ENCLOSURE - SALE NOTICE

BRANCH : KAVLEM

CONTACT DETAILS: 0832-2312159 Email id cb17210@canarabank.com

Ref: CNRB/17210/E-AUCTION/6/2024-25

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 Physical possession of which has been taken by the Authorised Officer of Kavlem 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, 03.30 PM to 04.00 PM** for recovery of **Rs. 32,46,498.49 /- (Rupees Thirty Two Lakh Forty Six Thousand Four Hundred Ninety Eight and Paise Forty Nine Only)** as on 31.05.2024 due to the Kavlem Branch of Canara Bank from **M/s Rehan Construction (Partners: Mr. Khaja Shaikh and Mrs. Sharifa Shaikh)**.

The reserve price will be **Rs. 26,00,000/- (Rs. Twenty Six Lakhs Only)** and the earnest money deposit will be **Rs. 2,60,000/- (Rs. Two Lakh Sixty 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 from 03:30 PM to 4:00 PM**.

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

Flat No S-1 admeasuring an area of 84.00 Sq mtrs situated on the 2nd floor along with the open space of 30 Sq mtrs in said building constructed in plot no 2 of said property knows as "NAGA MOSSONDICODIL BORODOTICAN" also known as "METDO DO BOROD NAGAMOSSONDICODIL" or "GORBATA" or "BORODO" situated at Curty, Taluka Ponda, within the limits of Curti-Khandepar, district of North Goa, along with the corresponding undivided proportionate right/share in said plot no 2 admeasuring an area of 890 sq mtrs of the said property, registered as a whole in the Land Registration Office under NO 4501 of Book B 11 new, enrolled in taluka Revenue under no 655, forming part of Sy No 52/9 and which plot No 2 is bounded as under:



(HEAD OFFICE: BANGALORE)
BRANCH OFFICE: KAVLEM (17210)

EAST: BY plot No 5 allotted to Amina Bi and Sons and Plot No 6 (pond)

WEST: By existing 6 meter wide road

North: By internal road

South: by the plot.no 3 of Mullam Mussa Muzawar and others

EMD amount to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Kavlem 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 p.m

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, Kavlem Branch, Canara Bank, Ph. No. 0832-2312159, 9423884039, 9558032217 OR the service provider M/s ANTARES SYSTEMS LIMITED, Contact Person Ms. Sushmitha B, Mobile No 8951944383 email id: sushmitha.b@antaressystems.com during office hours on any working day.

Date : 04/06/2024
Place: KAVLEM



केनरा बैंक
For Canara Bank
Bmm
प्राधिकृत अधिकारी / Authorised Officer
क्षेत्रीय कार्यालय
CANARA BANK
Regional Office
Goa
Panaji-Goa

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

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

M/s Rehan Construction (Borrower)		
Mr. Khaja Shaikh (Partner) H No 9/17/35, Khadpabandh Ponda, Near Water Tank, Naga Masjid Curti, Ponda Goa - 403401	Mrs. Sharifa Shaikh (Partner)	
	Address 1 Flar No S 1 II DN Floor D'souza Apartment, Nagamasjid Curti, Ponda Goa - 403 401	Address 2 W/o Khaja, A Kothapalli, C S Puram, Ongole, Andhra Pradesh - 523112

3. Total liabilities as on 31.05.2024: Rs. 32,46,498.49 /- (Rupees Thirty Two Lakh Forty Six Thousand Four Hundred Ninety Eight and Paise Forty Nine Only)

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

(c) Date & Time of Auction: Date: 10.07.2024 Time: 03.30 PM TO 04.00 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. 26,00,000/- (Rs. Twenty Six Lakhs Only)
EMD Amount : Rs. 2,60,000/- (Rs. Two Lakh Sixty Thousand Only)

6. 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, **Kavlem** 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 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.
- 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.

BRANCH : KAVLEM

CONTACT DETAILS: 0832-2312159 Email id cb17210@canarabank.com



- j) For sale proceeds of Rs. 50 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.
- k) All charges for conveyance, stamp duty/GST registration charges etc., as applicable 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 **Kavlem** branch who, as a facilitating centre, shall make necessary arrangements.
- n) For further details contact Manager, Canara Bank, Kavlem Branch (Ph. No. 9423884039, 9558032217/0832-2312159) e-mail id cb17210@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.

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: KAVLEM
Date: 04/06/2024



कृते केनरा बैंक
For Canara Bank

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

11/4