

COVERING LETTER TO SALE NOTICE

संदर्भ/Ref: ARM/510370/111/2022-23/PN

दिनांक/Date:11/08/2022

To,

M/s Prabhu Constructions
Office No 505,B
Fifth Floor, Trade Centre
Plot No 11 EDC Complex
Patto Plaza Panaji GoaShri Venkatesh Prabhu Moni
H No 371/2,Prabhu Moni
Palace,Umbra
Salvador-do-Mundo,
Bardez, Goa 403 101Mr. Veena Prabhu Moni
H No 371/2,Parabhu Moni
Palace,Umbra
Salvador-do-Mundo,
Bardez, Goa 403 101

Dear Sirs,

Sub: Notice under Section 13(4) of the Securitization 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, 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 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.

कृते केनरा बैंक
Yours faithfully,प्राधिकृत अधिकारी / Authorised Officer
ए.आर.आर. / A.R.R.
ARM Branch, Panaji, Goa
Canara Bank

ENCLOSURE – SALE NOTICE



संदर्भ/Ref: ARM/510370/111/2022-23/PN

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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 to the Secured Creditor, Possession of which has been taken by the Authorized Officer of ARM Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **17/09/2022 at 11:00 AM to 11:30 AM**, for recovery of Rs.6,52,15,769/- (Rupees Six Crore Fifty Two Lakhs Fifteen Thousand Seven Hundred and Sixty Nine Only) as on **30/06/2022** and further interest plus other expenses/charges etc due to the Canara Bank from **M/s Prabhu Constructions**.

The reserve price of the Property will be **Rs.93,50,000/- (Rupees Ninety Three Lakhs Fifty Thousand Only)** and the earnest money deposit for the property will be **Rs.9,35,000/- (Rupees Nine Lakhs Thirty Five Thousand Only)**.

The Earnest Money Deposit shall be deposited on or before **16/09/2022 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.indianbankseauktion.com> on **17/09/2022 from 11:00 AM to 11:30 AM**

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

All that Office Premises situated at Dempo Trade Centre 705, 7th floor admeasuring 110.81 Sq Metres ,EDC Complex, Patto Plaza,Panaji, Goa

Entire property bounded by

On the North by: By Passage of the seventh floor

On the South by: By Glass Gazing of 80 mtrs width

On the East by: By office unit No 704

On the West by: By office unit No 706

EMD amount to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank ARM Branch, A/c No 209272434-SL-OL-RTGS-NEFT PMT, IFSC Code: CNRB0005103 on or before 16/09/2022 at 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 Chief Manager, ARM Branch, Canara Bank, Ph. No. 0832 – 2420647 / 2420056, M: +91 77220 39869 OR the service provider M/s Canbank Computer Services Ltd. Contact person: Mr Parakhe D D / Mr Pratap Kanjilal, Contact No: 9480691777 / 9832952602 / 8898418010, Email id: eauction@ccsl.co.in during office hours on any working day.

Date: 11/08/2022

Place: Panaji

Authorised Officer
ए.आर. CANARA BANK गोवा
ARM Branch, Panaji, Goa



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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 11/08/2022

1. Name and Address of the Secured Creditor: Canara Bank, ARM Branch, Panaji, Goa

2. Name and Address of the Borrower(s)/ Guarantor(s):

M/s Prabhu Constructions
Office No 505,B
Fifth Floor, Trade Centre
Plot No 11 EDC Complex
Patto Plaza Panaji Goa

Shri Venkatesh Prabhu Moni
H No 371/2,Prabhu Moni
Palace,Umbra
Salvador-do-Mundo,
Bardez, Goa 403 101

Mr. Veena Prabhu Moni
H No 371/2,Parabhu Moni
Palace,Umbra
Salvador-do-Mundo,
Bardez, Goa 403 101

3. **Total liabilities as on 30/06/2022:** Rs.6,52,15,769/- (Rupees Six Crore Fifty Two Lakhs Fifteen Thousand Seven Hundred and Sixty Nine Only)

4. (a) **Mode of Auction :** E-Auction

(b) **Details of Auction service provider:** M/s Canbank Computer Services Ltd.

Contact person : Mr Parakhe D D/Mr Pratap Kanjilal

Contact No: 9480691777 / 9832952602/8898418010

Email id: eauction@ccsl.co.in

(c)**Date & Time of Auction:** Date: 17/09/2022; Time: 11:00 AM to 11:30 AM

(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

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

5. **Reserve Price:** Rs 93,50,000/- (Rupees Ninety Three Lakhs Fifty Thousand Only)

6. **EMD Amount:** Rs.9,35,000/- (Rupees Nine Lakhs Thirty Five Thousand Only).

7. Other terms and conditions:

A) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseauction.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 all working days during office hours from 11:00 am to 05:00 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, ARM Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank ARM Branch, A/c No: 209272434- SL-OL-RTGS-NEFT PMT, IFSC Code: CNRB0005103 on or before 16/09/2022 at 05:00 PM.



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E) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 16/09/2022 at 05:00 PM, to Canara Bank, ARM Branch, 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.indianbankseaction.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 Parakhe D D/Mr Pratap Kanjilal, Contact No: 9480691777 / 9832952602/8898418010, Email id: eauction@ccsl.co.in

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). 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 lakh (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 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.



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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 Circle office or ARM branch who, as a facilitating centre, shall make necessary arrangements.

N) For further details contact Manager, Canara Bank, ARM Branch (Ph. No. 0832-2420647 / 2420056, M: +91 77220 39869) e-mail id cb5103@canarabank.com OR the service provider M/s Canbank Computer Services Ltd. Contact person: Mr Parakhe D D / Mr Pratap Kanjilal, Contact No: 9480691777 / 9832952602 / 8898418010, 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.

Date: 11/08/2022

Place: Panaji

कृते केनरा बैंक
For Canara Bankप्राधिकृत अधिकारी / Authorised Officer
ए.आर.एम. शाखा पणजी गोवा
ARM CANARA BANK Goa