

Ref: 2436/SAMB/SARFAESI/AUCTION/2021

Date: 12.03.2021

M/s Rahi Shipping India Pvt Ltd S-37,Ground Floor,Sapana Terraces,Swantantra Path,Vasco da Gama,Goa-403802	Guarantors:- 1) Mr Ramakant Kudapkar House No 140,Near Maruti Temple Headland Sada Mormugao,Goa- 403804
Directors: 1 Mr Ramakant Kudapkar House No 140,Near Maruti Temple Headland Sada Mormugao,Goa- 403804	2 Mr. Sanjay Ramakant Kudapkar House No 140,Near Maruti Temple Headland Sada Mormugao,Goa- 403804
2 Mr. Sanjay Ramakant Kudapkar House No 140,Near Maruti Temple Headland Sada Mormugao,Goa- 403804	3 Mr Kajasab K Kuknoor House No 28,Near Bhatikar School,Gogol Housing Board Margao Goa -403601

Dear Sir/Madam,

Sub.: E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

As you are aware, I/we, on behalf of Canara Bank (e Syndicate), SAMB Mumbai have taken symbolic 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 Canara Bank (eSyndicate).

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

Page 1 of 2

STRESSED ASSET MANAGEMENT BRANCH,2ND FLOOR, MAKER TOWER, F WING CUFFE PARADE,
Mumbai -400005,samb.mumbai@syndicatebank.co.in





STRESSED ASSET MANAGEMENT BRANCH,
2ND FLOOR, MAKER TOWER, F WING
CUFFE PARADE, Mumbai -400005
samb.mumbai@syndicatebank.co.in

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 / Authorized Officer
एस.ए.ए.ए.ए.ए.
Stressed Asset Management Branch, Mumbai
Canara Bank

Stressed Asset Management Branch, Mumbai.

Encl: Sale Notice.

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 properties mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of **Canara Bank (eSyndicate)**, will be sold on "As is where is", "As is what is", "Whatever There is" and "without recourse" basis on **22.04.2021** for recovery of **Rs 14,30,89,760.67** (as on 28.02.2021 plus further interest and charges from 01.03.2021 till the date of realization) due to the Stressed Asset Management Branch, Mumbai of Canara Bank (e Syndicate) from **M/s Rahi Shipping India Pvt Ltd situated at S-37,Ground Floor,Sapana Terraces,Swatantra Path,Vasco da Gama,Goa-403802**

Description of the Property	Reserve Price	Earnest Money Deposit
<p>1) Shop No S-37,admeasuring 18.29 sq mts on the ground floor of the building " Sapana Terraces Co-op Housing Society Ltd or Sapana Terraces built on plot bearing old Sy No 345 presently under Chalta No 43 of PT Sheet No 90,regd in the office of Land Registration Office of Salcete under no 32124 at folios 173 reverse of Book B-82 of New Series enrolled in the taluka revenue office under Matriz No 2055(rustic) and house no 450 to 452,situated Swatantra Path,Vasco within the limits of Mormugao Municipal Council,South Goa,Goa-403802 Owned by Mr Sanjay R Kudapkar</p> <p>On or towards the East: By property of Antonio Silveira Colaco & others On or towards the West: By remaining part of the property On or towards the North: By Swatantra Path (National Highway) On or towards the South: By property of Railways</p>	<p>Rs24,87,000/- (Rupees Twenty Four Lakhs Eighty Seven Thousand Only)</p>	<p>Rs2,48,700/- (Two Lakhs Forty Eight Thousand Seven Hundred Only)</p>



<p>2) Flat No 7 on the first floor admeasuring carpet area of 43.10 sq mtrs in the building known as "Monica Apartments Co-operative Housing Society Limited" Constructed on Plot No 6, situated at Chicalim, within the limits of Mormugao Municipal Council, Taluka & described in the land registration office of Salcete under no 44240 of Book B-115 and registered in the Matriz under no 374 in Sub-District of Mormugao, South Goa, Goa-403711 Owned by Mr Sanjay R Kudapkar</p> <p>On or towards the East: By 15mts wide Chicalim-Airport Road On or towards the West: By Plot No 15 of the Same property On or towards the North: By Plot No 7 of the Same property On or towards the South: By Plot No 5 of the Same property</p>	<p>Rs 23,60,000/- (Rupees Twenty Three Lakhs Sixty Thousand Only)</p>	<p>Rs 2,36,000/- (Two Lakhs Thirty Six Thousand Only)</p>
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The Earnest Money Deposit shall be deposited on or before **17.04.2021** up to **5 p.m.**

Details of EMD and other documents to be submitted to service provider on or before **17.04.2021** upto **5.00 pm.**

Date of inspection of properties with prior appointment with Authorized Officer as below:

DATE AND TIME OF INSPECTION	15.04.2021 between 11.00 AM TO 2.00 PM (with prior appointment)
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Date up to which documents can be deposited with Bank is **17.04.2021** up to **5:00 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 **Mr. Raj Kumar Singh, Authorized Officer/Assistant General Manager, Canara Bank (e Syndicate), Stressed Asset Management Branch, Mumbai (Mob.No:9456639722)** or **Mr. Sameer Ghonge Sr. Manager (Law) (Mob No. :9960036174) e-mail id : samb.mumbai@syndicatebank.co.in** during office hours on any working day; or the service provider **M/s C1 India Pvt Ltd, www.bankeauction.com, Udhog Vihar, Phase -2, Gulf Petrochem Building, Bldg no. 301, Gurgaon, Haryana pin - 122015 (Contact No. +91-1244302000, 20, 21, 22, 23, 24 Mr. Harish Gowda Mobile- 9594597555 Email Hareesh.gowda@c1india.com, Mr.Jay Singh Mobile 7738866326 Email: jaysingh@c1india.com or Email: support@bankeauctions.com).**

कुते केनरा बैंक

For Canara Bank

प्राधिकृत अधिकारी / Authorised Officer

एस.ए.एम. **AUTHORISED OFFICER**
Stressed Asset Management Branch, Mumbai

CANARA BANK

**Stressed Asset Management Branch
Mumbai**

Date: 12.03.2021

Place: Mumbai

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 12.03.2021

1.	Name and Address of the Secured Creditor	: Canara Bank (eSyndicate) Stressed Asset Management Branch, 2nd floor, Maker Tower, F wing, Cuffe Parade, Mumbai -400005 samb.mumbai@syndicatebank.co.in
2.	Name & Address of the Borrower(s), / Guarantor(s)/Mortgagors	: Borrower: - M/s Rahi Shipping India Pvt Ltd situated at S-37,Ground Floor,Sapana Terraces,Swantantra Path,Vasco da Gama,Goa-403802 Directors: 1 Mr Ramakant Kudapkar House No 140,Near Maruti Temple Headland Sada Mormugao,Goa-403804 2 Mr. Sanjay Ramakant Kudapkar House No 140,Near Maruti Temple Headland Sada Mormugao,Goa-403804 Guarantor/s : a) Mr Ramakant Kudapkar H No 140,Near Maruti Temple Headland Sada Mormugao,Goa-403804 b) Mr. Sanjay Ramakant Kudapkar House No 140,Near Maruti Temple Headland Sada Mormugao,Goa-403804 c) Mr Kajasab K Kuknoor House No 28,Near Bhatikar School,Gogol Housing Board Margao Goa -403601
3.	Total Liabilities as on 28.02.2021	: Rs 14,30,89,760.67 (Rupees Fourteen Crore Thirty lakhs Eighty Nine thousand Seven hundred Sixty and Sixty Seven paise) plus interest and charges from 01.03.2021)
4.	a. Mode of Auction b. Details of Auction Service Provider c. Date & Time of Auction	: E-auction M/s C1 India Pvt.Ltd 22.04.2021 (11:00 am to 1:00 pm) (With unlimited extension of 5 min. duration each till the conclusion of the sale).
5.	Reserve Price	: For Sr. No. 1, i.e Shop Rs.24.87 Lakhs For Sr. No. 2, i.e. Flat Rs. 23.60 Lakhs
6.	Minimum Bid Increment amount	: Rs. 10,000/- (Rupees Ten Thousand Only)

7. Other Terms and conditions :

- Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://www.bankeauctions.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 Authorized Officer on the dates mentioned in Sale Notice.
- 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 of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Stressed Asset Management Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Canara Bank, Stressed Asset Management Branch, **A/c. No: 55503170000016, IFSC Code: CNRB0015550** on or before **17.04.2021** upto 5 p.m. Details of EMD and other documents to be submitted to service provider on or before 17.04.2021 **up to 5.00 pm.**
- e. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **17.04.2021 up to 5 p.m.** to Canara Bank (eSyndicate), Stressed Asset Management 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.bankeauctions.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 C1 India Pvt Ltd, Gurgaon Haryana (Contact No. +91-1244302000, 20, 21, 22, 23, 24, Mr. Harsih Gowda 9594597555 Email: hareesh.gowda@c1india.com, Jay Singh 7738866326 Email jay.singh@c1india.com and support@bankeauctions.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 10,000/-. 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 within 15 days, the deposit made by him shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again.
- j. For sale proceeds of Rs. 50.00 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. There is no encumbrance in the property to the knowledge of the bank. Successful Bidder is liable to pay all society dues, municipal taxes / panchayat taxes / electricity / water charges / other charges, duties and taxes whatsoever, including outstanding, if any, in respect of and/or affecting the subject property.
- m. Authorized 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 Canara Bank, Mumbai Circle Office or Stressed Asset Management Branch who, as a facilitating centre, shall make necessary arrangements.
- o. For further details contact **Mr. Raj Kumar Singh, Assistant General Manager, Canara Bank (eSyndicate), Stressed Asset Management Branch, Mumbai (Mob. No.9456639722) or Mr. Sameer Ghonge, Sr. Manager (Law) (Mob No:9960036174) e-mail id : samb.mumbai@syndicatebank.co.in** or the service provider M/s C1 India Pvt Ltd, <https://www.bankeauctions.com> Udhog Vihar, Phase - 2, Gulf Petrochem Building, Bldg no. 301, Gurgaon, Haryana pin - 122015 (Contact No. +91-1244302000, 20, 21, 22, 23, 24 Mr. Harish Gowda Mobile- 9594597555 Hareesh.gowda@c1india.com, Mr. Jay Singh Mobile 7738866326 Email: jay.singh@c1india.com or Email: support@bankeauctions.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.

कृते केनरा बैंक
For Canara Bank

प्राधिकृत अधिकारी / Authorized Officer
एस.ए.एम. शाखा, मुंबई
Stressed Asset Management Branch, Mumbai

Place: Mumbai
Date: 12.03.2021

Stressed Asset Management Branch, Mumbai

भारतीय डाक

RN196584670IN IVR:8277196584670
RL WUTC SD <400005>
Counter No:3,12/03/2021,15:08
To:RAMAKANT KUDAPKAR ..
PIN:403804, Sada S.O
From:CANARA BANK,MAKER TOWER
Wt:26gms
Amt:30.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

India Post

भारतीय डाक

RN196584683IN IVR:8277196584683
RL WUTC SD <400005>
Counter No:3,12/03/2021,15:08
To:KAJASAB K KURMOOR ..
PIN:403601, Margao H.O
From:CANARA BANK,MAKER TOWER
Wt:24gms
Amt:30.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

India Post

भारतीय डाक

RN196584697IN IVR:8277196584697
RL WUTC SD <400005>
Counter No:3,12/03/2021,15:08
To:SANJAY R KUDAPKAR ..
PIN:403804, Sada S.O
From:CANARA BANK,MAKER TOWER
Wt:26gms
Amt:30.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

India Post

भारतीय डाक

RN196584706IN IVR:8277196584706
RL WUTC SD <400005>
Counter No:3,12/03/2021,15:08
To:RAHI SHIPPING I P LTD. ..
PIN:403802, Vasco-Da-Gama S.O
From:CANARA BANK,MAKER TOWER
Wt:26gms
Amt:30.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

India

भारतीय डाक

RN196584710IN IVR:8277196584710
RL WUTC SD <400005>
Counter No:3,12/03/2021,15:08
To:SANJAY R KUDAPKAR ..
PIN:403804, Sada S.O
From:CANARA BANK,MAKER TOWER
Wt:26gms
Amt:30.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

India

भारतीय डाक

RN196584723IN IVR:8277196584723
RL WUTC SD <400005>
Counter No:3,12/03/2021,15:08
To:RAMAKANT KUDAPKAR ..
PIN:403804, Sada S.O
From:CANARA BANK,MAKER TOWER
Wt:26gms
Amt:30.00(Cash)
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

