

**COVERING LETTER TO SALE NOTICE**

Ref: CNRB/17209/SHOUKAT/SALE/06/2024-25

Date: 04.06.2024

To,

Mr. SHOUKAT ALI ROUFKHAVAR (Borrower)	
<b>Address 1</b> NAGA MASJID NEAR SPORTS COMPLEX, PONDA, NORTH GOA, GOA - 403401 919665240851	<b>Address 2</b> FLAT NO. T-3, THIRD FLOOR, REBELLO APARTMENTS, PONDA GOA - 403401 919665240851
<b>Mr. ABDUL WAHAB AMIR SAB (Guarantor)</b> H NO 11 27, COTTWADA, CURTI, PONDA, NORTH GOA, GOA - 403401 919665240851	

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, Caranzalem 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 Caranzalem 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 बैंक  
For Canara Bank

Authorized Officer,  
Canara Bank  
ENCLOSURE - SALE NOTICE



Branch : Caranzalem

CONTACT DETAILS: 7774060767 Email id [cb17209@canarabank.com](mailto:cb17209@canarabank.com)



Ref: CNRB/17209/SHOUKAT/SALE/06/2024-25

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 to the Secured Creditor, **Physical Possession** of which has been taken by the Authorized Officer of Caranzalem 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 at 02.30 PM to 03.00 PM**, for recovery of **₹39,99,751.57 (Rupees Thirty Nine Lakh Ninety Nine Thousand Seven Hundred Fifty One and Paise Fifty Seven Only)** liability as on 31.05.2024 due to Caranzalem Branch of Canara Bank from **Mr. Shoukat Ali Roufkhavar**.

The reserve price of the Property will be **Rs. 21,50,000/- (Rs. Twenty One Lakh Fifty Thousand Only )** and the earnest money deposit for the property will be **Rs. 2,15,000/- (Rs. Two Lakh Fifteen Thousand Only)**.

The Earnest Money Deposit shall be deposited **on or before 09.07.2024 at 5:00 PM**. Bidder 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 website <https://www.bankeauctionwizard.com> on **10.07.2024 from 02.30 PM to 03.00 PM**.

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

Flat No. T-3 admeasuring area of 73.67 Sq. Meter situated on the 3<sup>rd</sup> Floor of the building known as REBELLO APARTMENTS in the property known as "LARGO THE ESARCICIO" situated at, Ponda, Goa within the limits of Ponda Municipal Council, Taluka Ponda and

Branch : Caranzalem  
CONTACT DETAILS: 7774060767 Email id [cb17209@canarabank.com](mailto:cb17209@canarabank.com)





भारत सरकार का उपक्रम / A GOVERNMENT OF INDIA UNDERTAKING  
प्रधान कार्यालय बेंगलुरु / HEAD OFFICE : BENGALURU

Sub District of Ponda District of North Goa, State of Goa which is described in Land Registration Office of under No. 6063 of 102 of Book-B 16 new and not enrolled in the Matrize record survey under New Survey No. 184/22 of Village Ponda and bounded as under:

**NORTH:** By the property of heirs of Baldinho Coelho

**SOUTH:** By land belong to the Municipal Council

**WEST:** By Leased land of Agostinho Dias

**EAST:** By the Government Land

EMD amount to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Caranzalem 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 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 Caranzalem Branch, Canara Bank, Ph. No. 7774060767 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:- 04.06.2024  
Place:- Caranzalem Goa



कृते केनरा बैंक  
For Canara Bank  
प्रधिकृत अधिकारी / Authorised Officer  
क्षेत्रीय कार्यालय, पणजी-गोवा  
Re Authorised Officer  
Canara Bank



**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 04.06.2024**

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

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

Mr. SHOUKAT ALI ROUFGHANVAR (Borrower)	
<b>Address 1</b> NAGA MASJID NEAR SPORTS COMPLEX, PONDA, NORTH GOA, GOA - 403401	<b>Address 2</b> FLAT NO. T-3, THIRD FLOOR, REBELLO APARTMENTS, PONDA GOA - 403401
<b>Mr. ABDUL WAHAB AMIR SAB (Guarantor)</b> H NO 11 27, COTTWADA, CURTI, PONDA, NORTH GOA, GOA - 403401	

3. Total liabilities as on 31.05.2024: ₹39,99,751.57 (Rupees Thirty Nine Lakh Ninety Nine Thousand Seven Hundred Fifty One and Paise Fifty Seven 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](mailto:sushmitha.b@antaressystems.com)

(C) Date & Time of Auction: Date: 10.07.2024 Time: 02.30 PM to 03:00 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. 21,50,000/- (Rs. Twenty One Lakh Fifty Thousand Only)

6. EMD Amount: Rs. Rs. 2,15,000/- (Rs. Two Lakh Fifteen 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 05:00 pm.



Branch : Caranzalem

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- 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, Caranzalem Branch OR shall be deposited through RTGS/NEFT/Fund Transfer 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 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 05:00 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 Lakh only) 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) etc., if any due against the property shall be borne by the successful bidder only. The maintenance dues of Hsg society and transfer fees if any, where property located 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 Regional office Panaji Goa or Caranzalem branch who, as a facilitating centre, shall make necessary arrangements.

n) For further details contact Manager, Canara Bank, Caranzalem Branch (Ph. No. 0832-2464954/7774060767) e-mail id [cb17209@canarabank.com](mailto:cb17209@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.

Date: 04.06.2024  
Place: Caranzalem



केनरा बैंक  
For Canara Bank

प्राधिकृत अधिकारी / Authorised Officer  
Authorised Officer  
Regional office, Panaji-Goa  
Canara Bank

Branch : Caranzalem

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