

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

COVERING LETTER TO SALE NOTICE

Ref: CNRB/17210/E-AUCTION/2025-26/1

Date:12.03.2026

To,

M/s VAAUPRO ENTERPRISES (Borrower) Proprietor. Mrs PINGAL SAMPATKUMAR KAMBAR 8/33/8 50 Shop No LG 50, Ground Floor, Atrium Mall, Sadar, Ponda, South Goa-403401	Mrs. PINGAL SAMPATKUMAR KAMBAR (Borrower) Flat No. S4, 56C, Kurtarkar Shrusthi, Kurtarkar Nagari, Near Kid Nest, Ponda, South Goa-403401
Mr. BASAVARAJ NINGAPPA KAMBAR (Guarantor/ Mortgager) Flat No. S4, 56C, Kurtarkar Shrusthi, Kurtarkar Nagari, Near Kid Nest, Ponda, South Goa-403401	

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 of Immovable Properties under Rule 8(6) and 9 of the Security Interest (Enforcement) Rules 2002

As you are aware, I on behalf of Canara Bank, **Kavlem** 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 **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



प्रमाणित अधिकारी / Authorised Officer
Authorised Officer,
Regional Office, Panaji-Goa
Canara Bank
ENCLOSURE - SALE NOTICE



(HEAD OFFICE: BANGALORE)
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Date: 12.03.2026

SALE NOTICE

E-Auction Sale Notice of Immovable Properties under Rule 8(6) and 9 of the Security Interest (Enforcement) Rules 2002.

Notice is hereby given to the effect that the immovable/movable properties described herein, taken possession under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold by holding public auction.

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

M/s VAAYUPRO ENTERPRISES (Borrower) Proprietor. Mrs PINGAL SAMPATKUMAR KAMBAR 8/33/8 50 Shop No LG 50, Ground Floor, Atrium Mall, Sadar, Ponda, South Goa-403401	Mrs. PINGAL SAMPATKUMAR KAMBAR (Borrower) Flat No. S4, 56C, Kurtarkar Shrusthi, Kurtarkar Nagari, Near Kid Nest, Ponda, South Goa-403401
Mr. BASAVARAJ NINGAPPA KAMBAR (Guarantor/ Mortgager) Flat No. S4, 56C, Kurtarkar Shrusthi, Kurtarkar Nagari, Near Kid Nest, Ponda, South Goa-403401	

3. **Total liabilities as on 11/03/2026: Rs. 36,89,713.82/- (Rupees Thirty Six Lakhs Eighty Nine Thousand Seven Hundred Thirteen and Paise Eighty Two Only)** plus further interest, charges/claim and other expenses if any.

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

(b) **Details of Auction service provider:** M/s PSB Alliance (Baanknet),
Contact No 8291220220
Emailid: support.BAANKNET@psballiance.com

(c) **Date & Time of Auction: Date: 18/04/2026 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://baanknet.com/>**

5. Details of the Property/ies and Reserve Price:

Lot No.	Details and full description of the immovable property with known encumbrances, if any	Time	Reserve Price	EMD Amount
1.	SCHEDULE I All that property known as "LOCONDIEM" first Adicao, situated at Queula, Ponda and composed of two "Glebas", the first being named "LOCONDIEM", and the second named as "CUMBARBATA" the former being bounded on the East by the limit of corrente tableiros, on the West by Pimpal trees, on the North by the property of Vernecars, and on the South by the limits of Quartal da Oitava Companhia and the latter being bounded on the East by that of Antiquity; on the West by the border of drain; on the North by the ancient fence			

BRANCH: KAVLEM

CONTACT DETAILS: 7774005483 Email id <mailto:cb17210@canarabank.com>



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of the drain to the right and on the South by Cumbio tree, being the entire property described in the Land Registration Office of Ilhas, Panaji, under no. 299, of Boof B-1 (New) and corresponding to 75000/223448 of the property registered in the revenue office, under no. 1032, existing therein a house composed of two tenements constructed by Kamat family at their own and exclusive expenses. The total area of the property is 90,600 square meters. This property is surveyed under no. 183/1 SCHEDULE II All that part of "Gleba Cumbarbata", being this second Gleba of the land described in SCHEDULE I hereto, which part has an area of 90,600 sq mts and is bounded as follows On the East: By Antiquity On the West: By the border of a drain On the North: By an old fence of the drain On the South: By the Cumbio tree SCHEDULE III All that said Plot being Plot No.66, which is a plot carved out of the land described in SCHEDULE II hereto, which plot has an area of 2874.00 sq mts and is bounded as follows: On the East: By a 6-metre-wide road On the West: By a 10-metre-wide road On the North: By Plot Nos. 57 & 63 On the South: By Plot Nos. 70, 71 & 72 The dimensions of the boundaries of the said Plot are as under: EAST: 75.00 metres WEST: 85.00 metres NORTH: 42.00 metres SOUTH: 52.00 metres SCHEDULE IV All that said plot being Plot No. 63 which is a plot carved out of the land described in SCHEDULE II hereto which said plot has an area of 300.00 sq mts and bounded as follows: On the East: By a 6-metre-wide road On the West: By Plot No.66 On the North: By Plot No. 60 On the South: By Plot No. 66 The dimensions of the boundaries of the said Plot are as under: EAST: 15.00 metres WEST: 15.00 metres NORTH: 20.00 metres SOUTH: 20.00 metres SCHEDULE V All that said plot being Plot No. 56 which is a plot carved out of the land described in SCHEDULE II hereto which said plot has an area of 300.00 sq mts and bounded as follows: On the East: By a 6-metre-wide road On the West: By Plot No.57 On the North: By Plot No. 52 On the South: By Plot No. 60 The dimensions of the boundaries of the said Plot are as under: EAST: 15.00 metres WEST: 15.00 metres NORTH: 20.00 metres SOUTH: 20.00 metres SCHEDULE VI All that said Plot being Plot No.63, which is a plot carved out of the land described in SCHEDULE II hereto, which plot has an area of 300.00 sq mts and is bounded as follows: On the East: By a 6-metre-wide road On the West: By Plot No.66 On the North: By Plot No. 56 On the South: By Plot No. 63 The dimensions of the boundaries of the said Plot are as under: EAST: 15.00 metres WEST: 15.00 metres NORTH: 20.00 metres SOUTH: 20.00 metres SCHEDULE VII All that said Plot being Plot No.57, which is a plot carved out of the land described in SCHEDULE II hereto, which plot has an area of 318.75 sq mts and is bounded as follows: On the East: By Plot No. 56 On the West: By a 10-metre-wide Road On the North: By Plot No. 53 On the South: By Plot No. 66	02.30 pm to 03.00 PM	Rs. 40,00,000/- (Rupees Forty Lakhs Only)	Rs. 4,00,000/- (Rupees Four Lakh Only)
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The dimensions of the boundaries of the said Plot are as under: EAST: 15.00 metres WEST: 15.00 metres NORTH: 20.00 metres SOUTH: 20.00 metres SCHEDULE VIII (Boundaries of the amalgamated Plots bearing nos. 66,63,56,60 and 57) All that said plot being Plot Nos. 66,63,56,60 and 57, and every part therefore unto which is a plot carved out of the land described in SCHEDULE II hereto which said plot has an area of 4,092.75 sq mts after amalgamation and is bounded as follows: On the East: By a 6-metre-wide Road On the West: By a 10-metre-wide Road On the North: By Plot Nos. 52 & 53 On the South: By Plot Nos. 70,71 & 72 SCHEDULE IX [Description of the Flat] All that premises viz: Flat No. S-4, situated on the Second Floor of the building "S6-C" of "KURTARKAR SRISHTI" standing on the plot of land more particularly described in SCHEDULE VIII hereinabove written; in the property named as Gleba Cumbarbata having registration no. 299 and Matriz No.1032. The said flat is admeasuring about 78.62 sq mts in super built-up area including the incidence of staircase, open spaces, common passages if any, walls, balconies and the proportionate undivided shares in the property described in SCHEDULE VIII and is bounded as follows: East: By Internal Road West: By open chowk North: By Internal Road South: By Flat No. S-3 in same building Cersai – 400090092051 *Property under Symbolic Possession			
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6. Other terms and conditions:

- a) The property/ies will be sold on "AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS" conditions, including encumbrances if any.
- b) The property/ies will be sold for the price which is more than the Reserve Price.
- c) 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 .
- d) The intending bidders shall deposit Earnest Money Deposit (EMD) of 10% of the Reserve price as per **point no. 5** in E Wallet of M/s. PSB Alliance Private Limited (Baanknet.com) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan. on or before **17/04/2026 upto 05:00 PM.**

Bidders shall improve the bidding offer in multiples of **Rs.25,000.00 (Rupees Twenty Five Thousand Only).**

Auction/bidding shall be only through "**Online Electronic Bidding**" through the website **<https://BAANKNET.COM>** on **18/04/2026** from **02.30 PM to 03.00 PM.**

- e) After payment of the EMD amount, the intending Bidders should submit a copy of the following documents/details on or before **17/04/2026 by 5.00 pm** to Canara Bank **Kavlem** Branch, by hand or by email, email id **cb17210@canarabank.com**
 - i) Demand draft/pay order towards EMD amount. If paid through RTGS/NEFT/ acknowledgement receipt thereof with UTR no.
 - ii) Photocopies of PANCARD, ID proof and address proof. However successful bidder would have to produce these documents in original to the Bank at the time of making the payment of balance amount of 25% of bid amount.
 - iii) Bidder' name, contact number , address, email id
 - iv) Bidder's account details for online refund of EMD.



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f. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

g. The successful bidder shall deposit 25 % of the sale price (inclusive of EMD already paid), immediately on the sale being knocked down in his/ her favour and the balance within 15 days from the date of confirmation of sale. If the successful bidder fails to pay the sale price as stated above, 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. The 25% amount shall be deposited by way of Demand Draft in favour of Authorised Officer, Canara Bank, **Kavlem**, Goa or shall be deposited through RTGS/NEFT/FUND TRANSFER to the Credit of Canara Bank Branch **Kavlem** Goa account no. **209272434** IFSC **CNRB0017210**.

h. All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.

i). For sale proceeds above Rs 50.00 lacs (Rupees Fifty lakhs) TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer and the original receipt of TDS Certificate to be submitted to the Bank.

j) 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.

k. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

l. For further details Branch Manager Canara Bank, **Kavlem** branch may be contacted during office hours on any working day, Contact No. **7774005483** e-mail id: **cb17210@canarabank.com** OR the service provider **M/s PSB Alliance (Baanknet)**. Contact details: **M/s PSB Alliance (Baanknet) - 8291220220** Email id: **support.Baanknet@psballiance.com**

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 or **Kavlem** Branch who, as a facilitating centre, shall make necessary arrangements.

SPECIALINSTRUCTION/CAUTION

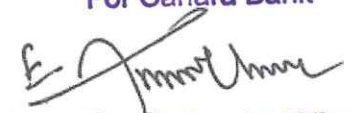
Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank or the Service Provider will be responsible for any lapses/failure(Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent 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: 12.03.2026

Place: Kavlem



कृते केनरा बैंक
For Canara Bank


प्राधिकृत अधिकारी / Authorised Officer
क्षेत्रीय कार्यालय, पानजी, गोवा
Regional Office, Panaji, Goa
CANARA BANK

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For Canara Bank
कुर्ग कर्मचारी बैंक



प्रा. क. - कर्गचारी / Authorized Officer
प्रा. क. - कर्गचारी / Authorized Officer
Regional Office, Panshi-Gov