



भारत सरकार का उपक्रम/ A GOVERNMENT OF INDIA UNDERTAKING
प्रधानकार्यालय/HEAD OFFICE : BENGALURU 560002

संदर्भ/Ref:ARMB/5103/83/2026-27/RKG

दिनांक/Date: 21.05.2026

COVERING LETTER TO SALE NOTICE

To,

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

Dear Sirs,

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, 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.

Yours faithfully,

प्रधिकृत अधिकारी / Authorised Officer
Authorised Officer,
Canara Bank

ENCLOSURE – SALE NOTICE





भारत सरकार का उपक्रम/ A GOVERNMENT OF INDIA UNDERTAKING
प्रधानकार्यालय/HEAD OFFICE : BENGALURU 560002

संदर्भ/Ref:ARMB/5103/83/2026-27/RKG

दिनांक/Date: 21.05.2026

(Auction Sale Notice for Immovable properties)

CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 9(1) 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 constructive possession of which has been taken by the Authorised Officer of Canara Bank Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse" on 10.06.2026 for recovery of **Rs.37,79,444.82 (Rupees Thirty Seven Lakh Seventy Nine Thousand Four Hundred Forty Four and Paise Eighty Two Only)** as on 30.04.2026 plus further interest from 01.05.2026 due to the Secured Creditor from:

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

The reserve price will be **Rs.40,00,000/- (Rupees Forty Lakh Only)** and the earnest money deposit will be **Rs. 4,00,000/- (Rupees Four Lakh Only)**

1	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, Panaji Goa		
2	Name and Address of the Borrower:			
	M/s VAAYUPRO ENTERPRISES (Borrower) Proprietor. Mrs PINGAL SAMPATKUMAR KAMBAR Address – 8/33/8 50 Shop No LG 50, Ground Floor, Atrium Mall, Sadar, Ponda, South Goa-403401	Mrs. PINGAL SAMPATKUMAR KAMBAR (Borrower) Address – Flat No. S4, 56C, Kurtarkar Shrusthi, Kurtarkar Nagari, Near Kid Nest, Ponda, South Goa-403401	Mr. BASAVARAJ NINGAPPA KAMBAR (Guarantor/ Mortgager) Address – Flat No. S4, 56C, Kurtarkar Shrusthi, Kurtarkar Nagari, Near Kid Nest, Ponda, South Goa-403401	
3	Total liabilities as on 30.04.2026	Rs.37,79,444.82 (Rupees Thirty Seven Lakh Seventy Nine Thousand Four Hundred Forty Four and Paise Eighty Two Only)		

आस्तियां वसूली प्रबंधन शाखा पणजी, प्रथम तल, माथियास प्लाज़ा 18 जून रोड, पणजी गोवा -403001
ARM BRANCH PANAJI, FIRST FLOOR, MATHIAS PLAZA, 18th JUNE ROAD, PANAJI, GOA- 403001
M: 77220 39869 ई मेल E Mail- cb5103@canarabank.com





भारत सरकार का उपक्रम/ A GOVERNMENT OF INDIA UNDERTAKING
प्रधानकार्यालय/HEAD OFFICE : BENGALURU 560002

संदर्भ/Ref:ARMB/5103/83/2026-27/RKG

दिनांक/Date: 21.05.2026

4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	E-Auction BAANKNET(M/SPSBAIalliancePvt.Ltd) https://baanknet.com/. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings 10.06.2026, 11:00 A.M to 12:00 NOON Online (https://baanknet.com)
5	Details of Properties: 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 thesecond 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 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	

आस्तियां वसूली प्रबंधन शाखा पणजी, प्रथम तल, माथियास प्लाज़ा 18 जून रोड, पणजी गोवा -403001
ARM BRANCH PANAJI, FIRST FLOOR, MATHIAS PLAZA, 18th JUNE ROAD, PANAJI, GOA- 403001
M: 77220 39869 ई मेल E Mail- cb5103@canarabank.com



संदर्भ/Ref:ARMB/5103/83/2026-27/RKG

दिनांक/Date: 21.05.2026

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

संदर्भ/Ref:ARMB/5103/83/2026-27/RKG

दिनांक/Date: 21.05.2026

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

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 "56-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



भारत सरकार का उपक्रम/ A GOVERNMENT OF INDIA UNDERTAKING
प्रधानकार्यालय/HEAD OFFICE : BENGALURU 560002

संदर्भ/Ref:ARMB/5103/83/2026-27/RKG

दिनांक/Date: 21.05.2026

	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 *Property is under symbolic Possession	
6	Reserve Price	Rs.40,00,000/- (Rupees Forty Lakh Only)
7	Earnest Money Deposit	Rs. 4,00,000/- (Rupees Four Lakh Only)
8	Property Inspection	Property is under symbolic Possession

9. Other terms and conditions:

- The property/ies will be sold in "As is where is", "As is what is", "Whatever there is" and "Without Recourse" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).
- The property/ies will be sold above the Reserve Price.
- Property is under symbolic Possession
- Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 7046612345/8291220220 /9892219848 /8160205051, Email:support.BAANKNET@psballiance.com).
- The intending bidders shall deposit **Earnest Money Deposit (EMD) of Rs. 4,00,000/- (Rupees Four Lakh Only)** being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) 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 09.06.2026 till 17:00.**
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.1,00,000/-(Rupees One Lakh Only) (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure

आस्तियां वसूली प्रबंधन शाखा पणजी, प्रथम तल, माथियास प्लाज़ा 18 जून रोड, पणजी गोवा -403001
ARM BRANCH PANAJI, FIRST FLOOR, MATHIAS PLAZA, 18th JUNE ROAD, PANAJI, GOA- 403001
M: 77220 39869 ई मेल E Mail- cb5103@canarabank.com





भारत सरकार का उपक्रम/ A GOVERNMENT OF INDIA UNDERTAKING
प्रधानकार्यालय/HEAD OFFICE : BENGALURU 560002

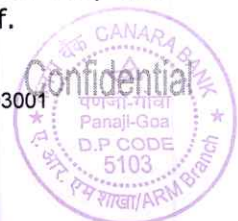
संदर्भ/Ref: ARMB/5103/83/2026-27/RKG

दिनांक/Date: 21.05.2026

of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.

- g. The incremental amount/price during the time of each extension shall be Rs. 1,00,000/- (Rupees One Lakh Only) and time shall be extended to 05 minutes when valid bid received in last minutes.
- h. 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 same day and or not later than next working day and the balance 75% amount of sale price to be deposited 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 the period 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.
- j. No extension request beyond a period of 15 days will be entertained for payment of remaining 75% of auction amount. Under any circumstances failure to pay remaining 75% auction amount within 15 days' time as aforesaid will result in forfeiture without any notice.
- k. The successful bidder through RTGS/NEFT should remit the above-mentioned balance sale price (other than EMD amount) to Account No. 209272434 of Canara Bank, ARM Panaji Branch, IFSC Code CNRB0005103.
- l. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- m. For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.
- n. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, **the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.**
- o. **It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site with prior permission from Authorised Officer.**
- p. Authorised officer reserves the right to postpone/cancel the auction or vary the terms and conditions of auction without assigning any reason thereof.

आस्तियां वसूली प्रबंधन शाखा पणजी, प्रथम तल, माथियास प्लाज़ा 18 जून रोड, पणजी गोवा -403001
ARM BRANCH PANAJI, FIRST FLOOR, MATHIAS PLAZA, 18th JUNE ROAD, PANAJI, GOA- 403001
M: 77220 39869 ई मेल E Mail- cb5103@canarabank.com





भारत सरकार का उपक्रम/ A GOVERNMENT OF INDIA UNDERTAKING
प्रधानकार्यालय/HEAD OFFICE : BENGALURU 560002

संदर्भ/Ref: ARMB/5103/83/2026-27/RKG

दिनांक/Date: 21.05.2026

- q. For further details ARM Panaji Branch may be contacted during office hours on any working day, contact No. M: +91 7722039869/9024719953/6263746626/9730515988) e-mail id cb5103@canarabank.com OR the service provider **M/s PSB Alliance (Baanknet)**. Contact details: **M/s PSB Alliance (Baanknet)- 7046612345/8291220220/9892219848/8160205051** Email id: website <https://baanknet.com/>.

Place: Panaji
Date: 21.05.2026



कृते केनरा बैंक
For Canara Bank
अधिकृत अधिकारी / Authorised Officer
ए.आर.एम. शाखा पणजी, गोवा
Authorised Officer
Canara Bank