

Ref: ARMB/SN/5103116/179/2026-27/AK

Date: 07-08-2026

COVERING LETTER TO SALE NOTICE

To,

M/s PSYTECH INFOSOLUTIONS (INDIA) PVT LTD OFFICE NO B-203 204 2ND FLOOR ASIAN COSTA PINNACLE BEHIND BANK OF INDIA FATORDA MARGAO GOA 403602	MR. SANDEEP SUBHASH PRABHUDESAI (Director/Guarantor/Legal heir of Late MR. SUBHASH PRABHUDESAI) A 4 SHALIMAR APTS PAJIFOND SOUTH GOA, GOA - 403601
MRS. JAANAVI SANDEEP PRABHUDESAI (Director/ Guarantor) W/O SANDEEP PRABHUDESAI NISARG NEAR CD FLOWEY VALLEY SOUTH GOA SALCETE SOUTH GOA, GOA - 403601	MRS. SAVITA S PRABHUDESAI (Director/ Guarantor) G-5, SHALIMAR APPARTMENTS PAJIFOND SOUTH GOA, GOA - 403601

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,

कुंत कनरा बैंक
For Canara Bank

प्रधिकृत अधिकारी / Authorised Officer

ए.आर.एम. शाखा पणजी, गोवा
ARM Branch, Panaji, Goa.

Akansha DP

Chief Manager

Specialized ARM Branch, Panaji



ENCLOSURE – SALE NOTICE

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(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 ASETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 9 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 **29-08-2026**, for **recovery of Rs. 4,47,92,441.57 (Rupees Four Crore Forty-Seven Lac Ninety-Two Thousand Four Hundred Forty-One and Fifty-Seven Paise Only)** as on 31-07-2026 plus further interest from 01-08-2026 due to the Secured Creditor from;

M/s PSYTECH INFOSOLUTIONS (INDIA) PVT LTD OFFICE NO B-203 204 2ND FLOOR ASIAN COSTA PINNACLE BEHIND BANK OF INDIA FATORDA MARGAO GOA 403602	MR. SANDEEP SUBHASH PRABHUDESAI (Director/Guarantor/Legal heir of Late MR. SUBHASH PRABHUDESAI) A 4 SHALIMAR APTS PAJIFOND SOUTH GOA, GOA - 403601
MRS. JAANAVI SANDEEP PRABHUDESAI (Director/ Guarantor) W/O SANDEEP PRABHUDESAI NISARG NEAR CD FLOWEY VALLEY SOUTH GOA SALCETE SOUTH GOA, GOA - 403601	MRS. SAVITA S PRABHUDESAI (Director/ Guarantor) G-5, SHALIMAR APPARTMENTS PAJIFOND SOUTH GOA, GOA - 403601

The reserve price will be for

LOT 1: Rs. 65,75,000.00/- (Rs. Sixty-Five Lakhs Seventy-Five Thousand only) and the earnest money deposit will be Rs.6,57,500.00 (Rs. Six Lakhs Fifty-Seven Thousand Five Hundred only).

LOT2: 3,40,00,000.00 /- (Rs. Three Crore Forty Lakhs only) and the earnest money deposit will be Rs. 34,00,000.00 (Rs. Thirty-Four Lakhs only)

1	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, Panaji Goa
2	Name and Address of the Borrower & Guarantor	
	M/s PSYTECH INFOSOLUTIONS (INDIA) PVT LTD OFFICE NO B-203 204 2ND FLOOR ASIAN COSTA PINNACLE BEHIND BANK OF INDIA FATORDA MARGAO GOA 403602	MR. SANDEEP SUBHASH PRABHUDESAI (Director/Guarantor/Legal heir of Late MR. SUBHASH PRABHUDESAI) A 4 SHALIMAR APTS PAJIFOND SOUTH GOA, GOA - 403601



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	MRS. JAANAVI SANDEEP PRABHUDESAI (Director/ Guarantor) W/O SANDEEP PRABHUDESAI NISARG NEAR CD FLOWEY VALLEY SOUTH GOA SALCETE SOUTH GOA, GOA - 403601	MRS. SAVITA S PRABHUDESAI (Director/ Guarantor) G-5, SHALIMAR APPARTMENTS PAJIFOND SOUTH GOA, GOA - 403601
3	Total liabilities as on 31-07-2026	Rs. 4,47,92,441.57 (Rupees Four Crore Forty-Seven Lac Ninety-Two Thousand Four Hundred Forty-One and Fifty-Seven Paise Only)
4	Mode of Auction	E-Auction
	Details of Auction service provider	BAANKNET (M/s PSB Alliance Pvt. Ltd.) https://baanknet.com/ Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings
	Date & Time of EMD	Till 01:00 PM on 29-08-2026
	Date & Time of Auction	On 29-08-2026, from 01:00 PM to 02:00 PM
	Place of Auction	Online (https://baanknet.com/)
5	Details of Property/ies	
	LOT-1	All that Part and Parcel of Office Premises being office No B-203 & B-204 comprising of a carpet area of 78.78 sq mts situated on the second floor of the said building known as "Asian Costa Pinnacle" corresponding to a built up area of 87 sq mts and super built up area of 101.14 sq mts constructed on the property comprising of the sub-divided Plots nos.2 and 3, forming an integral part of all that Larger Immovable property known as CHONROVADDO, situated in ward Chandrawaddo of Fatorda, in the city of Margao, within the limits of the Margao Municipal Council, Taluka and Registration Sub-District of Salcete, District of South Goa and State of Goa which property is registered in the land registration office of Salcete under no.33215 of Book B-84, New series, is not found enrolled in the Land Revenue Office of Salcete, which property is surveyed originally under Chalta no.6 of P.T. Sheet no.26 of the City Survey of Margao, admeasures an area of about 8832 sqtrs., which property, as a separate, distinct and independent entity, admeasure an area of 941 sqmtrs, surveyed under Chalta No.54 and 55 of P.T. Sheet No.26 of the City Survey of Margao. Which office, as a single independent unit, is found registered in the records of the Margao Municipal Council and is assessed to tax and indentifeid as H.no.2/9423/, "Asian Costa Pinnacle", Second Floor, Office No B-203 and B -204 Behind Surya Hotel, Fatorda, Margoa and is bounded as follows: East: by the set back up to the boundary West: by Office No. B-201 and B-202 North: by the lift well and staircase block South: by the set back up to the boundary *Property under Symbolic Possession



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	LOT-2	All that Part & Parcel of Residential flat no 405 on the 4th floor in B wing admeasuring area 914.41 sq feet (carpet area) on the Fourth Floor of building society known as Ravikiran Cooperative housing society ltd situated at Tejpal scheme road No 1 Vile Parle Mumbai 400057 constructed on the land bearing CTS No 526 A of Village Vile Parle(East) Taluka Andheri in the district and registration District Mumbai (Mumbai Sub urban district) and also with in the city limit of Mumbai Corporation of Gr. Mumbai and is bounded by North: By under construction building South: By Sukhjyot CHS East: By Udyan Vikas CHS West: By Anandi High School *Property under Symbolic Possession
6	Reserve Price	LOT 1: Rs. 65,75,000.00/- (Rs. Sixty-Five Lakhs Seventy-Five Thousand only) LOT2: 3,40,00,000.00 /- (Rs. Three Crore Forty Lakhs only)
7	Earnest Money Deposit	LOT1: Rs.6,57,500.00 (Rs. Six Lakhs Fifty-Seven Thousand Five Hundred only) LOT2: Rs. 34,00,000.00 (Rs. Thirty-Four Lakhs only)
8	The property can be inspected Date & Time	Both Properties are under Symbolic Possession.
9	Detail of Encumbrance	Not Known
10	Detail of litigation	Not Known
11	Other terms and conditions	a. The properties will be sold in "As is where is", "As is what is", and "Whatever there is" "Without Recourse" condition, including encumbrances, if any, mentioned in above table at S. No 9 &10. For details of encumbrance and litigation, contact the undersigned authorised office before deposit of the Earnest Money Deposit (EMD) referred to in 11 (e) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancelation of auction and refund of bid amount shall not be entertained. b. The properties will be sold above the Reserve Price. c. The properties cannot be inspected as both the properties are under Symbolic Possession. d. 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 operative 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 7046612345/6354910172/ 8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com).

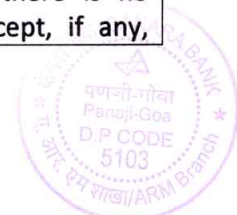




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- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **LOT1: Rs.6,57,500.00 (Rs. Six Lakhs Fifty-Seven Thousand Five Hundred only)** **LOT2: Rs. 34,00,000.00 (Rs. Thirty-Four Lakhs only)** being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly (online) or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan before 01:00 PM on 29-08-2026.
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in **multiplies of Rs. 1,00,000.00 (Rupees One Lac Only) for Lot 1 and Lot 2 each** (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 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. 1,00,000.00 (Rupees One Lac Only) for Lot 1 and Lot 2 each** and time shall be extended to 5 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 additions/deletions/amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose.
- k. The above-mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. 209272434 of Canara Bank, Specialized ARM Branch Panaji, IFSC Code CNRB0005103.
- l. It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity, water, maintenances charges, license fee and any other charges required for transfer of the said property in favour of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.
- m. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- n. 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 by the Successful buyer from sale amount. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.
- o. To the best of knowledge and information of the Authorized Officer, there is no encumbrance or litigation on property affecting the security interest except, if any,



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mentioned in above table at S No 9 & 10. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances and litigation on property put on auction mentioned at S No 5 above and claims/rights/dues affecting the said property, prior to submitting their bid. The e-Auction advertisement/sale notice does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale.

- p. 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.
- q. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer.
- r. At any stage of the auction before the issuance of sale certificate the Authorised officer reserves his/her right to revoke the auction notice for sale, without prior notice, at his/her discretion and the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice
- s. For further details ARM Panaji Branch may be contacted during office hours on any working day, contact No. M: 9024719953/ 6263746626/ 8130556066/ 7722039869/ 9730515988) e-mail Id: cb5103@canarabank.com may be contacted during office hours on any working day. The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com.

Place: Panaji
Date: 07-08-2026



कृते केनरा बैंक
For Canara Bank

 प्रधिकृत अधिकारी / Authorised Officer
 ए.आर.एम. शाखा पणजी, गोवा
AUTHORIZED OFFICER
AKANSHA DP
CHIEF MANAGER
SPECIALIZED ARM BRANCH, PANAJI