Ref: ARMB/SN/5103131/308/2026-27/AK	Date: 13-11-2026

COVERING LETTER TO SALE NOTICE

To,

M/s SEABIRD MARINE SERVICES (Borrower) Having its Office at 3/87/A (13) RAKHEE Apartments, 5th Floor, next to Uma Petrol Pump, Mundvel, Vasco Da Gama Goa, Goa South District 403802 Also, at Row House No. 102, H No. 174/1 16/2, Opp Karma Bayview, Dabolim, Vasco Da Gama, South Goa, Goa - 403802
Mr. NITIN SITARAM SHIRODKAR (Partner/Guarantor/Mortgagor) Address – H. No. 324, Near Vikas Workshop, Mestawado, Vasco Da Gama, Goa - 403802 Address – Row House No. 2, Sancaole, Jayaram Nagar, Sanacaole, Mormugao Taluk, South Goa – 403710
Mrs. BHAVANA BHUVAN KUMAR CHAVAN (Partner/Guarantor) Address – H. No. 518/B, Near Vaddem Nagar Post Office, New Vaddem, Vasco Da Gama – 403802
Mrs. SUPRIYA NITIN SHIRODKAR (Guarantor/ Mortgagor) Address – H. No. 324, Near Vikas Workshop, Mestawada, Vasco da Gama, Goa - 403802 Address – Row House No .2, Sancaole, Jayaram Nagar, Sanacaole, Mormugao Taluk, South Goa 403710

Dear Sir/Ma'am,

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) 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,

For Canara Bank
अधिकृत अधिकारी / Authorised Officer
केनरा बैंक, पणजी, गोवा
ARM Branch, Panaji, Goa.

Authorized Officer,
Akansha DP
Chief Manager
Specialized ARM Branch, Panaji

ENCLOSURE – SALE NOTICE

Ref: ARMB/SN/5103131/308/2026-27/AK	Date: 13-11-2026

(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) 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 **21-12-2026** for recovery of **Rs. 9,70,23,786.30 (Rupees Nine Crore Seventy Lakh Twenty-Three Thousand Seven Hundred Eighty-Six and Paise Thirty Only)** as on 31-10-2026 plus further interest from 01-11-2026 due to the Secured Creditor from:

1. M/s SEABIRD MARINE SERVICES (Borrower)
Having its Office at
3/87/A (13) RAKHEE Apartments, 5th Floor, next to Uma Petrol Pump, Mundvel, Vasco Da Gama Goa, Goa South District 403802
Also, at
Row House No. 102, H No. 174/1 16/2, Opp Karma Bayview, Dabolim, Vasco Da Gama, South Goa, Goa - 403802

2. Mr. NITIN SITARAM SHIRODKAR (Partner/Guarantor/Mortgagor)
Address – H. No. 324, Near Vikas Workshop, Mestawado, Vasco Da Gama, Goa - 403802
Address – Row House No. 2, Sancaole, Jayaram Nagar, Sanacaole, Mormugao Taluk, South Goa – 403710

3. Mrs. BHAVANA BHUVAN KUMAR CHAVAN (Partner/Guarantor)
Address – H. No. 518/B, Near Vaddem Nagar Post Office, New Vaddem, Vasco Da Gama – 403802

4. Mrs. SUPRIYA NITIN SHIRODKAR (Guarantor/ Mortgagor)
Address – H. No. 324, Near Vikas Workshop, Mestawada, Vasco da Gama, Goa - 403802
Address – Row House No .2, Sancaole, Jayaram Nagar, Sanacaole, Mormugao Taluk, South Goa 403710

The reserve price for the property will be Rs. 47,50,000/- (Rupees Forty-Seven Lakh Fifty Thousand Only) and Earnest Money Deposit (EMD) will be Rs. 4,75,000/- (Rupees Four Lakh Seventy-Five Thousand Only)

1	**Name and Address of the Secured Creditor**	**Canara Bank, ARM Branch, Panaji Goa**
2	**Name and Address of the Borrower/Guarantors** **1. M/s SEABIRD MARINE SERVICES (Borrower)** Having its Office at 3/87/A (13) RAKHEE Apartments, 5th Floor, next to Uma Petrol Pump, Mundvel, Vasco Da Gama Goa, Goa South District 403802 Also, at Row House No. 102, H No. 174/1 16/2, Opp Karma Bayview, Dabolim, Vasco Da Gama, South Goa, Goa - 403802	

Ref: ARMB/SN/5103131/308/2026-27/AK	Date: 13-11-2026

	2. Mr. NITIN SITARAM SHIRODKAR (Partner/Guarantor/Mortgagor) Address – H. No. 324, Near Vikas Workshop, Mestawado, Vasco Da Gama, Goa - 403802 Address – Row House No. 2, Sancaole, Jayaram Nagar, Sanacaole, Mormugao Taluk, South Goa – 403710 **3. Mrs. BHAVANA BHUVAN KUMAR CHAVAN (Partner/Guarantor)** Address – H. No. 518/B, Near Vaddem Nagar Post Office, New Vaddem, Vasco Da Gama – 403802 **4. Mrs. SUPRIYA NITIN SHIRODKAR (Guarantor/ Mortgagor)** Address – H. No. 324, Near Vikas Workshop, Mestawada, Vasco da Gama, Goa - 403802 Address – Row House No .2, Sancaole, Jayaram Nagar, Sanacaole, Mormugao Taluk, South Goa 403710	
3	**Total liabilities as on 31-10-2026**	**Rs. 9,70,23,786.30 (Rupees Nine Crore Seventy Lakh Twenty-Three Thousand Seven Hundred Eighty-Six and Paise Thirty 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	**21-12-2026, on or before 10:00 AM**
	Date & Time of Auction	**21-12-2026, 10:00 AM to 11:00 AM**
	Place of Auction	**Online (https://baanknet.com)**
5	**Details of Property**	

SCHEDULE 'A' PROPERTY
(DESCRIPTION OF THE PROPERTY)

Non-agricultural immoveable property held on **Warg right situated at Derebail Village of Mangalore Taluk** within the Registration Sub registrar of Mangalore City and comprised in.

Item	R.S. No.	Kissam	Extent A-C	Remarks No
1	56/15C	Converted	0-60.00	Whole
2	56/15BP6	Converted	0-10.45	Eastern
		TOTAL	**0-70.45**	

With all mamool easementary rights, right of way, water etc., appurtenant thereto and consisting of building named "MATHURA".
Property No as per E-Khatha: 23-3-156-7E.
BOUNDARIES
Item No 1

Ref: ARMB/SN/5103131/308/2026-27/AK	Date: 13-11-2026

	North: Road. South: Item No 2 property and portion of 56/15B. East: Subdivision Line (R.S. No 56/15D). West: Subdivision Line (R.S. No 56/15B). Item No 2 North: Item No 1 property. South: Durga parameshwari Temple Road. East: Subdivision Line (R.S. No 56/15D). West: Subdivision Line (R.S. No 56/15B). What is conveyed with the Schedule "B" Apartment is 1.30% of undivided right in the Schedule "A" property. **SCHEDULE 'B' APARTMENT** **(DESCRIPTION OF THE APARTMENT)** **Residential Apartment No B-203 (Block -B) bearing Door No: Derebail I -2-89/49 measuring Super built up area of 1015Sq.Ft (94.30Sq.Mtrs), measuring 72.65Sq.Mtrs (i.e. 59.98Sq.Mtrs Apt + 12.67Sq.Mtrs Balcony) of Carpet Area on the Second Floor with Car park No 22 on the Ground Floor of the Apartment building called "MATHURA" Block B constructed in the Schedule "A"** property along with the undivided right in the common areas and amenities of the said Apartment building along with 1.30% of undivided right, title and interest in the Schedule "A" property. Property No as per E-Khatha: 23-3-156-7E-2-B-203(Block B) The schedule 'A' property is Converted to non-agricultural residential purposes, as per the order issued by Thashildhar Mangalore Taluk in ref No: Adis: LNA: CR: 56/2006-07 dated 12.04.2007(Item No 1 Property), in ref No: Adis: LNA: CR: 57/2006-07 dated 12.04.2007(Item No 1 Property), in ref No: Adis: LNA: CR: 556/2007/08 dated 08.10.2007 (Item No.1 property) and as per the order issued by the Deputy Commissioner D K Mangalore in Ref No. Cdis :LNA: CR : 145/2001-02 dated 10.12.2001 (Item No.2 Property) and hence the same does not come under the purview of K.L.R Act **CERSAI ID: 400089262810**	
6	**Reserve Price**	**Rs. 47,50,000/- (Rupees Forty-Seven Lakh Fifty Thousand Only)**
7	**Earnest Money Deposit**	**Rs. 4,75,000/- (Rupees Four Lakh Seventy-Five Thousand Only)**
8	**The property can be inspected Date & Time**	Property under Symbolic Possession.
9	**Detail of Encumbrance**	NOT KNOWN
10	**Detail of litigation**	SA 198/2026 filed in DRT-1 MUMBAI
11	**Other terms and conditions**	
a.	The property/ies 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 property/ies will be sold above the Reserve Price.

c. The Property is under Symbolic Possession.

d. Prospective bidders are advised to visit website https://baanknet.com/ and register themselves 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.

e. **The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs. 4,75,000/- (Rupees Four Lakh Seventy-Five Thousand Only) being of 10% of the Reserve Price as mentioned in above table at S No. 6 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 on or before 10:00 AM on 21-12-2026.**

f. 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) for each property** 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/- (Rupees One Lakh Only)** for each LOT 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. 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.

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l. 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, ARM Branch, Panaji, IFS Code – CNRB0005103.

m. 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.

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

o. 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.

p. 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, 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 (mentioned at S No 5 above) put on auction 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.

q. 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.

r. 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 as available in Bank's record.

s. 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/EMD/Auction or postpone the auction without assigning any reason thereof and without any prior notice.

t. For further details ARM Panaji Branch may be contacted during office hours on any working day, contact No. M: +91-6263746626/9024719953/8130556066/97305159887722039869) e-mail id cb5103@canarabank.com OR The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com.

कृते केनरा बैंक
For Canara Bank

अधिकृत अधिकारी / Authorised Officer

Place: Panaji
Date: 13-11-2026

AUTHORIZED OFFICER
AKANSHA DP
CHIEF MANAGER
SPECILIZED ARM BRANCH, PANAJI