

**COVERING LETTER TO SALE NOTICE**

**संदर्भ/Ref:ARMB/510364/651/2024-25/YG**

**दिनांक/Date: 10/03/2025**

**To,**

<b>M/s Shanti Agro Industries (1) Survey No 181 HISSA No 7, House No 470 Vazare, Dodamarg , Dist.Sindhudurg, Maharashtra-416512</b>	<b>M/s Shanti Agro Processors (Goa) Pvt Ltd (1) Plot A Survey No: 22/0 of property known as Hodlem, BetquiCandola, Ponda, Goa-403107</b>	<b>Mrs Shanti SurendraKamat House No:-C-9 Ajanta ShivnagariFarmagudi, Ponda Goa- 403401</b>
<b>M/s Shanti Agro Industries (2) Survey No. 166/1 House No:1205, ApewalPonda Goa- 403401</b>	<b>M/s Shanti Agro Processors (Goa) Pvt Ltd (2) Survey No. 166/1, House No:1205, ApewalPonda Goa- 403401</b>	<b>Sri A SurendraKamat House No:-C-9 Ajanta ShivnagariFarmagudi, Ponda Goa- 403401</b>
<b>Sri. AashishSurendra Kamath House No:-C-9 Ajanta ShivnagariFarmagudi, Ponda Goa- 403401</b>	<b>Miss. MaitriSurendra Kamath House No:-C-9 Ajanta ShivnagariFarmagudi, Ponda Goa- 403401</b>	

**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 thereunder, 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

**Authorised Officer,**  
Canara Bank  
ARM Branch, Panaji, Goa.



**ENCLOSURE – SALE NOTICE**

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

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संदर्भ/Ref:ARMB/510364/651/2024-25/YG

दिनांक/Date: 10/03/2025

**SALE NOTICE**

**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 and 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, ARM Branch, Panaji, Goa
2. Name and Address of the Borrowers/Guarantors:

M/s Shanti Agro Industries (1) Survey No 181 HISSA No 7, House No 470 Vazare, Dodamarg , Dist.Sindhudurg, Maharashtra-416512	M/s Shanti Agro Processors (Goa) Pvt Ltd (1) Plot A Survey No: 22/0 of property known as Hodlem, BetquiCandola, Ponda, Goa-403107	Mrs Shanti SurendraKamat House No:-C-9 Ajanta ShivnagariFarmagudi, Ponda Goa- 403401
M/s Shanti Agro Industries (2) Survey No. 166/1 House No:1205, ApewalPonda Goa- 403401	M/s Shanti Agro Processors (Goa) Pvt Ltd (2) Survey No. 166/1, House No:1205, ApewalPonda Goa- 403401	Sri A SurendraKamat House No:-C-9 Ajanta ShivnagariFarmagudi, Ponda Goa- 403401
Sri. AashishSurendra Kamath House No:-C-9 Ajanta ShivnagariFarmagudi, Ponda Goa- 403401	Miss. MaitriSurendra Kamath House No:-C-9 Ajanta ShivnagariFarmagudi, Ponda Goa- 403401	

3. Total liabilities as on 28.02.2025 : Rs.14,05,63,435.43 (Rupees Fourteen Crore Five Lakhs Sixty Three Thousand Four Hundred Thirty Five and Paise Fourty Three only) and further interest plus other charges/expenses etc. from 01/03/2025 due to canara bank.

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

(b) Details of Auction service provider: M/s PSB Alliance (Ebkray/Baanknet)

Contact person: M/s PSB Alliance (Ebkray/Baanknet)

Contact No: 8291220220

Email id: [support.ebkray@psballiance.com](mailto:support.ebkray@psballiance.com) and <https://baanknet.com/>

(c) Date & Time of Auction: 02/04/2025: Time: 11:00AM – 12:00 NOON

(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

(d) Place of Auction: <https://baanknet.com/>



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**5. Details and full description of the immovable property with known encumbrances, If any:**

All the piece and parcel of land known as Plot A admeasuring 5000 sq mt or thereabouts together with factory shed/building standing thereon, which plot A forms a part of the entire property known as HODLEM MOLL also known as VODLEM MOLL, situated at Betqui within the local limits of Village Panchayat of Betqui Khandola Taluka and registration sub District of Ponda, District of North Goa in the state of Goa which property is described in the land registration office of Ilhas at Panaji under no. 19407 at page no. 184 of book B 51 (new series) and is surveyed under survey no. 22/0 of Betqui Village the said entire property being more particularly described hereinabove, the said plot A having the shape of a quadrilateral with its East, West, North and South sides admeasuring 105.00mts, 60mts, 45mts, 40.00mts and 50.00mts respectively in the name of M/s Shanti Agro Processor (Goa) Pvt Ltd and bounded as under :

**NORTH** – By Survey no. 24

**SOUTH** – by Remaining portion of the said property bearing S no. 22

**EAST** – By 10 MT wide internal access Road

**WEST** – By remaining portion of said property bearing S No. 22

**\*\*Property under Physical possession.**

FIR No. 2/2023 pending for unauthorized sale deed Registration no PON-1-33-2022 dated 07.01.2022 executed by mortgagor.

**6. Reserve Price: Rs.1,83,00,000.00 ( Rupees One crores Eighty Three Lakhs only)**

**EMD amount: Rs.18,30,000.00 (Rupees Eighteen lakhs Thirty Thousand only)**

**7. Other terms and conditions :**

a. The property/ies will be sold on “as is where is”, “as is what is” and “whatever there is” condition, including encumbrances if any.

b. The property/ies will not be sold below the Reserve Price.

c. The property can be inspected with prior appointment with Authorized Officer on all working days during office hours from 10:00 am to 05:00 pm.

d. The intending bidders shall deposit Earnest Money Deposit (EMD) of 10% of the Reserve price as per point no. 6 in E Wallet of M/s. PSB Alliance Private Limited (E-bkay/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 **01/04/2025 upto 05:00 PM**. Bidders shall improve the bidding offer in multiples of **Rs.1,00,000.00 (Rupees One Lakh only)**. Auction/bidding shall be only through “Online Electronic Bidding” through the website <https://baanknet.com/on> **02/04/2025 from 11:00 AM to 12:00 NOON**.

e. After payment of the **EMD amount**, the intending bidders should submit a copy of the following documents/details on or before **01/04/2025 upto 05:00 PM**, to Canara Bank, ARM Branch, by hand or by email, email id [cb5103@canarabank.com](mailto:cb5103@canarabank.com)

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.

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प्रधानकार्यालय/HEAD OFFICE : BENGALURU 560002

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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 Authorized 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, ARM Branch, Panaji, Goa or shall be deposited through RTGS/NEFT/FUND TRANSFER to the Credit of Canara Bank ARM Branch Panaji Goa account no. 209272434 IFSC CNRB0005103.

h. For sale proceeds above Rs 50.00 lacs (Rupees Fiftylacs) 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.

i. 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.

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

k. For further details ARM Branch Panaji branch may be contacted during office hours on any working day, contact No. M: +91 77220 39869/7353372266/9975346086) e-mail id cb5103@canarabank.com OR the service provider M/s PSB Alliance (Ebkray/Baanknet). Contact details:M/s PSB Alliance (Ebkray/Baanknet)- 7046612345/ 8291220220/9892219848/8160205051 Email id: [support.ebkray@psballiance.com](mailto:support.ebkray@psballiance.com) and [support.ebkray@procure245.com](mailto:support.ebkray@procure245.com) , website <https://baanknet.com/>

l. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or ARM branch who, as a facilitating centre, shall make necessary arrangements.

#### 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: 10/03/2025  
Place: Panaji



कृते केनरा बैंक  
For Canara Bank  
प्रधिकृत अधिकारी / Authorized Officer  
Canara Bank  
ARM Branch, Panaji, Goa.

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