

Ref: ARMB/SN/5103116/206/2026-27/RKG

Date: 13-08-2026

COVERING LETTER TO SALE NOTICE

To,

M/s HRUSHIVED FACTORY: PLOT NO. 39 AND 40 PHASE III, KAKODA INDUSTRIAL ESTATE, KAKODA, GOA 403706	M/s HRUSHIVED GROUND FLOOR, S1 SHALIMAR APARTMENT, PAJIFOND, MARGAO, SOUTH GOA TALUKA SALCETE, GOA 403601	Sri. SANDEEP SUBHASH PRABHUDESAI (PARTNER/GUARANTOR) A 4 SHALIMAR APTS PAJIFOND, MARGAO SOUTH GOA TALUKA SALCETE GOA 403601
Mrs. JAANAVI SANDEEP PRABHUDESAI (PARTNER/GUARANTOR) A 4 SHALIMAR APTS PAJIFOND, MARGAO SOUTH GOA TALUKA SALCETE GOA 403601	Mrs. JAANAVI SANDEEP PRABHUDESAI (PARTNER/GUARANTOR) W/O SANDEEP PRABHUDESAI NISARG NEAR CD FLOWEY VALLEY MARGAO, SOUTH GOA TALUKA SALCETE, GOA 403601	Mrs. JAANAVI SANDEEP PRABHUDESAI (PARTNER/GUARANTOR) FLAT NO A-501, 5 TH FLOOR BUILDING A, KONKAR NEST AGALLI, FATORDA MARGAO 403602
Mrs. SAVITA S PRABHUDESAI (GUARANTOR) G-5, SHALIMAR APPARTMENTS PAJIFOND SOUTH GOA GOA 403601		

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.

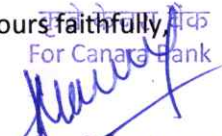
As you are aware, I, on behalf of Canara Bank, have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to Canara Bank.

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


Authorized Officer,
Akansha DP
Chief Manager
Specialized ARM Branch, Panaji
ENCLOSURE – SALE NOTICE



Ref: ARMB/SN/5103116/206/2026-27/RKG	Date: 13-08-2026
--------------------------------------	------------------

(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 ASETS 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 **19-09-2026**, for **recovery of Rs. 2,36,24,034.44 (Rupees Two Crore Thirty-Six Lakh Twenty-Four Thousand Thirty-Four and Paise Forty-Four Only)** as on 31-07-2026 plus further interest from 01-08-2026 due to the Secured Creditor from;

M/s HRUSHIVED FACTORY: PLOT NO. 39 AND 40 PHASE III, KAKODA INDUSTRIAL ESTATE, KAKODA, GOA 403706	M/s HRUSHIVED GROUND FLOOR, S1 SHALIMAR APARTMENT, PAJIFOND, MARGAO, SOUTH GOA TALUKA SALCETE, GOA 403601	Sri. SANDEEP SUBHASH PRABHUDESAI (PARTNER/GUARANTOR) A 4 SHALIMAR APTS PAJIFOND, MARGAO SOUTH GOA TALUKA SALCETE GOA 403601
Mrs. JAANAVI SANDEEP PRABHUDESAI (PARTNER/GUARANTOR) A 4 SHALIMAR APTS PAJIFOND, MARGAO SOUTH GOA TALUKA SALCETE GOA 403601	Mrs. JAANAVI SANDEEP PRABHUDESAI (PARTNER/GUARANTOR) W/O SANDEEP PRABHUDESAI NISARG NEAR CD FLOWEY VALLEY MARGAO, SOUTH GOA TALUKA SALCETE, GOA 403601	Mrs. JAANAVI SANDEEP PRABHUDESAI (PARTNER/GUARANTOR) FLAT NO A-501, 5 TH FLOOR BUILDING A, KONKAR NEST AGALLI, FATORDA MARGAO 403602
Mrs. SAVITA S PRABHUDESAI (GUARANTOR) G-5, SHALIMAR APPARTMENTS PAJIFOND SOUTH GOA GOA 403601		

The reserve price will be for

LOT 1: Rs. 1,45,77,000/- (Rs. One Crore Forty-Five Lakh Seventy-Seven Thousand Only) and the earnest money deposit will be Rs. 14,57,700/- (Rs. Fourteen Lakh Fifty-Seven Thousand Seven Hundred Only).

LOT2: 1,11,42,000/- (Rs. One Crore Eleven Lakh Forty-Two Thousand Only) and the earnest money deposit will be Rs. 11,14,200/- (Rs Eleven Lakh Fourteen Thousand Two Hundred 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 HRUSHIVED FACTORY: PLOT NO. 39 AND 40 PHASE III, KAKODA INDUSTRIAL ESTATE, KAKODA, GOA 403706	M/s HRUSHIVED GROUND FLOOR, S1 SHALIMAR APARTMENT, PAJIFOND, MARGAO, SOUTH	Sri. SANDEEP SUBHASH PRABHUDESAI (PARTNER/GUARANTOR) A 4 SHALIMAR APTS



Ref: ARMB/SN/5103116/206/2026-27/RKG

Date: 13-08-2026

		GOA TALUKA SALCETE, GOA 403601	PAJIFOND, MARGAO SOUTH GOA TALUKA SALCETE GOA 403601
	Mrs. JAANAVI SANDEEP PRABHUDESAI (PARTNER/GUARANTOR) A 4 SHALIMAR APTS PAJIFOND, MARGAO SOUTH GOA TALUKA SALCETE GOA 403601	Mrs. JAANAVI SANDEEP PRABHUDESAI (PARTNER/GUARANTOR) W/O SANDEEP PRABHUDESAI NISARG NEAR CD FLOWEY VALLEY MARGAO, SOUTH GOA TALUKA SALCETE, GOA 403601	Mrs. JAANAVI SANDEEP PRABHUDESAI (PARTNER/GUARANTOR) FLAT NO A-501, 5 TH FLOOR BUILDING A, KONKAR NEST AGALLI, FATORDA MARGAO 403602
	Mrs. SAVITA S PRABHUDESAI (GUARANTOR) G-5, SHALIMAR APARTMENTS PAJIFOND SOUTH GOA GOA 403601		
3	Total liabilities as on 31-07-2026		Rs. 2,36,24,034.44 (Rupees Two Crore Thirty-Six Lakh Twenty-Four Thousand Thirty-Four and Paise Forty-Four 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 19-09-2026
	Date & Time of Auction		On 19-09-2026, from 01:00 PM to 02:00 PM
	Place of Auction		Online (https://baanknet.com)
5	Details of Property/ies		
	LOT-1	Leasehold rights of plot of land bearing Plot nos 39 & 40 and everything therein, totally admeasuring 1200 sq. mtrs. in the property known as Kakoda Industrial Estate, Phase III, bearing survey nos 82/5, 82/6, 82/7, 82/8 (all parts) of Cacora Village, neither registered in the Land Registration Office not registered in the Taluka Revenue Office and situated within the Municipal limits of Cacora, Curchorem, Taluka Quepem, District South Goa, State Goa and bounded by On or towards the East by: Goa-IDC Internal Road On or towards the West by: Plot no 38 On or towards the North by: Goa-IDC Internal Road On or towards the South by: Plot no 61	
	LOT-2	All that premises in "KONKAR NEST" identified as penthouse no. A-501 situated on the fifth floor of Building A admeasuring an area of 195.47 sq. mtrs. of super built up area (which includes the incidence of common areas such as staircase, lifts, parks, etc) assessed for House tax under no 2/8731 by the	



Ref: ARMB/SN/5103116/206/2026-27/RKG	Date: 13-08-2026
---	-------------------------

		Margao Municipal Council constructed in distinct and separate piece of the land being the south western portion admeasuring 3000 sq. mtrs in the property known as "AGALLY" originally surveyed under Chalta No 6 of P.T. Sheet no 58 of City survey of Margao Town admeasuring 11,287 sq. mtrs. and presently surveyed under Chalta no 28 of P.T. Sheet no 58 situated at Margao, within the Registration sub district of Salcete and Taluka of Salcete, South Goa, previously described in the Land Registration Office of Salcete Taluka under no 43272 of Book 112(new), bearing Revenue Matriz nos 871 and 860 of which $\frac{3}{4}$ parts were distinctly surveyed under Chalta no 6 of P.T. sheet no 58, having an area of apprx 11,287 sq mtrs and is bounded by East : by Open/Garden space of the same Complex West : by Flat no A-102 North : by Passage and Lift South : by Open/Garden space of the Complex
6	Reserve Price	LOT 1: Rs. 1,45,77,000/- (Rs. One Crore Forty-Five Lakh Seventy-Seven Thousand Only) LOT2: 1,11,42,000/- (Rs. One Crore Eleven Lakh Forty-Two Thousand Only)
7	Earnest Money Deposit	LOT 1: Rs. 14,57,700/- (Rs. Fourteen Lakh Fifty-Seven Thousand Seven Hundred Only). LOT2: Rs. 11,14,200/- (Rs Eleven Lakh Fourteen Thousand Two Hundred Only)
8	The property/ies can be inspected Date & Time	Both Properties are under Symbolic Possession. Physical Possession Order Bearing No Cr. MA – 223/2025A dated 09-12-2025 are to be executed.
9	Detail of Encumbrance	Not Known
10	Detail of litigation	SA 14/2026 pending at 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 Physical Possession order bearing no. Cr MA 223/2025A dated 09-12-2025 have been obtained and the property shall be available for physical inspection upon execution of such orders. 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





Ref: ARMB/SN/5103116/206/2026-27/RKG

Date: 13-08-2026

Baanknet (Contact details 7046612345/6354910172/
8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com.

- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **LOT 1: Rs. 14,57,700/- (Rs. Fourteen Lakh Fifty-Seven Thousand Seven Hundred Only)** and **LOT2: Rs. 11,14,200/- (Rs Eleven Lakh Fourteen Thousand Two Hundred 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 on or before 01:00 PM on 19-09-2026.
- 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 accepted/rejected as per the sole discretion of the Authorized Officer. The Bid may be rejected by the Authorized Officer at his/her discretion without assigning any reason thereof and without any recourse.
- i. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- j. 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.
- 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.
- 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, Specialized ARM Branch Panaji, IFSC 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.



Ref: ARMB/SN/5103116/206/2026-27/RKG

Date: 13-08-2026

- 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 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.
- 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.
- s. At any stage of the auction before the issuance of sale certificate the Authorised officer reserves his/her right to cancel the auction or 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
- t. 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: 13-08-2026



कुर्ते केनरा बैंक
For Canara Bank
प्रधिकृत अधिकारी / Authorised Officer
ए.आर.एम. शाखा पणजी, गोवा
AUTHORIZED OFFICER
AKANSHA DP
CHIEF MANAGER
SPECILIZED ARM BRANCH, PANAJI