

Ref: ARMB/SN/5103128/291/2026-27/AK

Date: 27-10-2026

COVERING LETTER TO SALE NOTICE

To,

1. Mr. SUNIL MOTILAL RATHOD (Borrower/ Mortgagor)

Address – House No. 237, Dattgad, Near Sai Baba Temple, Bethora, Ponda, South Goa-403401

Also, at

Address – Plot no. 68, Shree Krupa Nagar, Survey no. 116/1, Village Borim, Taluka Ponda, South Goa-403401

2. Mrs. SANTOSHI SUNIL RATHOD (Co-Borrower/Mortgagor)

Address – House No. 776, Shirsherem, Krupanagar Karsange, Borim, Ponda, South Goa-403401

Also, at

Address – Plot no. 68, Shree Krupa Nagar, Survey no. 116/1, Village Borim, Taluka Ponda, South Goa-403401

Also, at

Address – Flat no. C-002, Ground Floor, Raj Durga Heritage Building, Opp to PWD water supply office, Ponda GOA-403401

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) 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,


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



ENCLOSURE – SALE NOTICE



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Date: 27-10-2026

2	Name and Address of the Borrower & Guarantor 1. Mr. SUNIL MOTILAL RATHOD (Borrower/ Mortgagor) Address – House No. 237, Dattgad, Near Sai Baba Temple, Bethora, Ponda, South Goa-403401 Also, at Address – Plot no. 68, Shree Krupa Nagar, Survey no. 116/1, Village Borim, Taluka Ponda, South Goa-403401 2. Mrs. SANTOSHI SUNIL RATHOD (Co-Borrower/Mortgagor) Address – House No. 776, Shirsherem, Krupanagar Karsange, Borim, Ponda, South Goa-403401 Also, at Address – Plot no. 68, Shree Krupa Nagar, Survey no. 116/1, Village Borim, Taluka Ponda, South Goa-403401 Also, at Address – Flat no. C-002, Ground Floor, Raj Durga Heritage Building, Opp to PWD water supply office, Ponda GOA-403401	
3	Total liabilities as on 27-10-2026	Rs. 60,42,885.49 (Rupees Sixty Lakh Forty-Two Thousand Eight Hundred Eighty-Five and Paise Forty-Nine Only) plus further interest from 28-10-2026
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	18-11-2026, on or before 12:00 PM (noon)
	Date & Time of Auction	18-11-2026, 01:00 PM to 02:00 PM
	Place of Auction	Online (https://baanknet.com)
5	Details of Property All that part and parcel of plot no. 68, admeasuring 349 Sq. mtr. of the property known as "SANCOSCAR" alias "SANKWALL" situated at Borim Ponda within the jurisdiction and area of Gram Panchayat of Borim Ponda Taluka, Sub District of Ponda, District of North Goa and now South Goa in the state of Goa which property whole is registered in the Land Registration office of Panaji under no. 4571 of Book B-12 New and enrolled in the Land Revenue office under Matriz no. 715 to 720,723 and 724 and forms part of the survey no. 116/1 of Village Borim and which plot now forming a separate distinct entity with a house constructed thereon, is bounded as under: By North: By plot no. 60 of the same property By South: 10 mtr wide road By East: plot no. 69 of the same property By West: plot no. 67 of the same property CERSAI - 400037261808	





- 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.
- 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/offer or postpone the auction without assigning any reason thereof and without any prior notice

