

012

Ref: ARMB/DN/5103128/137/2026-27/AK

Date: 19.06.2026

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
Also, at
Address – Flat no. C-002, Ground Floor, Raj Durga Heritage Building, Opp to PWD water supply office, Ponda 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
3. **M/s NITYANANDA SPORTS - REPRESENTED BY PROPRIETOR MR. SUNIL MOTILAL RATHOD (Borrower/ Mortgagor)**
Address – Shop No. G1, Nulieta Apartment, Near Municipla Garden Margao Road, Ponda, South Goa-403401
Also, at
Address – House No. 237, Dattgad, Near Sai Baba Temple, Bethora, Ponda, South 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) of the Security Interest (Enforcement) Rules 2002.

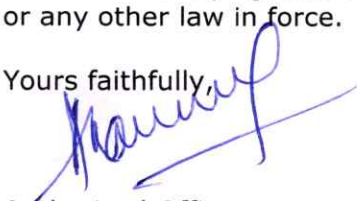
As you are aware, I, on behalf of Canara Bank, have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to Canara Bank.

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,
 Canara Bank
 ENCLOSURE – SALE NOTICE

(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 **28.07.2026** for recovery of **Rs. 93,98,284.56 (Rupees Ninety-Three Lakh Ninety-Eight Thousand Two Hundred Eighty-Four and Paise Fifty-Six Only)** as on 31.05.2026 (more fully described in the Table-1) plus further interest from 01.06.2026 due to the Secured Creditor from borrowers/mortgagors/guarantors mentioned in Table 2:

TABLE-1: LAIBILITIS AS ON 31.05.2026			
S No	ACCOUNT NUMBER	NAME OF BORROWER/GUARANTOR/MORTGAGOR	Liability as on 31.05.2026
1	72239340001039	SUNIL M RATHOD & SANTOSHI S RATHOD	53,79,808.29
2	160001064283	SUNIL M RATHOD & SANTOSHI S RATHOD	6,56,820.72
3	72231400000225	NITYANANDA SPORTS & PROP. SUNIL RATHOD	32,34,442.79
4	170002119600	NITYANANDA SPORTS & PROP. SUNIL RATHOD	1,27,212.76
TOTAL			93,98,284.56

TABLE 2	
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 Also, at Address – Flat no. C-002, Ground Floor, Raj Durga Heritage Building, Opp to PWD water supply office, Ponda 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
4.	M/s NITYANANDA SPORTS - REPRESENTED BY PROPRIETOR MR. SUNIL MOTILAL RATHOD (Borrower/ Mortgagor)

Address – Shop No. G1, Nulieta Apartment, Near Municipla Garden Margao Road, Ponda, South Goa-403401

Also, at

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

The reserve price will be **Rs. 1,11,00,000/- (Rupees One Crore Eleven Lakh Only)** and the earnest money deposit will be **Rs. 11,10,000/- (Rupees Eleven Lakh Ten Thousand Only)**

1	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, Panaji Goa
2	Name and Address of the Borrower:	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 Also, at Address – Flat no. C-002, Ground Floor, Raj Durga Heritage Building, Opp to PWD water supply office, Ponda 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 5. M/s NITYANANDA SPORTS - REPRESENTED BY PROPRIETOR MR. SUNIL MOTILAL RATHOD (Borrower/ Mortgagor) Address – Shop No. G1, Nulieta Apartment, Near Municipla Garden Margao Road, Ponda, South Goa-403401 Also, at Address – House No. 237, Dattgad, Near Sai Baba Temple, Bethora, Ponda, South Goa-403401
3	Total liabilities as on 31.05.2026	Rs. 93,98,284.56 (Rupees Ninety-Three Lakh Ninety-Eight Thousand Two - Hundred Eighty-Four and Paise Fifty-Six Only)
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	E-Auction 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 28.07.2026, 11:00 A.M to 12:00 NOON Online (https://baanknet.com)

5	Details of the Property All that part and parcel of plot no. 68, admeasuring 349 Sqmtr 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	
6	Reserve Price	Rs. 1,11,00,000/- (Rupees One Crore Eleven Lakh Only)
7	Earnest Money Deposit	Rs. 11,10,000/- (Rupees Eleven Lakh Ten Thousand Only)
8	Property Inspection	Property is under Symbolic Possession (Peaceful Vacant Physical Possession by borrower is underway)

9. Other terms and conditions:

- The property/ies will be sold in "As is where is", "As is what is", "Whatever there is" and "Without Recourse" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).
- The property/ies will be sold above the Reserve Price.
- Property is under symbolic Possession
- 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 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/

8291220220

/9892219848

/8160205051,

Email:

support.BAANKNET@psballiance.com.

- e. **THE INTENDING BIDDERS SHALL DEPOSIT EARNEST MONEY DEPOSIT (EMD) OF RS. 11,10,000/- (RUPEES ELEVEN LAKH TEN THOUSAND ONLY) BEING OF 10% OF THE RESERVE PRICE IN E-WALLET OF M/S PSB ALLIANCE PRIVATE LIMITED (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 27.07.2026.**
- f. Preference will be given to the bidder who gives bidder declaration to deposit the entire auction proceeds on or before 31.07.2026.
- g. 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) (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 must 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.
- h. The incremental amount/price during the time of each extension shall be Rs. 1,00,000/- (Rupees One Lakh Only) and time shall be extended to 05 minutes when valid bid received in last minutes.
- 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 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.
- l. The successful bidder through RTGS/NEFT should remit the above-mentioned balance sale price (other than EMD amount) to Account No. 209272434 of Canara Bank, ARM Panaji Branch, IFSC Code CNRB0005103.
- 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 separately by the Successful buyer. 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 on property affecting the security interest. However, **the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims**



- / rights / dues affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
- 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. The inspection of property put on auction will be permitted to interested bidders at site with prior permission from Authorised Officer.
- q. Authorised officer reserves the right to postpone/cancel the auction or vary the terms and conditions of auction without assigning any reason thereof.
- r. For further details ARM Panaji Branch may be contacted during office hours on any working day, contact No. M: +91 7722039869/9024719953/6263746626/9730515988) e-mail id cb5103@canarabank.com OR the service provider **M/s PSB Alliance (Baanknet)**. Contact details: **M/s PSB Alliance (Baanknet)- 7046612345/8291220220/9892219848/8160205051** Email id: website <https://baanknet.com/>.

Place: Panaji
Date: 19.06.2026

Authorised Officer
Canara Bank