

(HEAD OFFICE: BANGALORE)
BRANCH OFFICE: MAPUSA KHORLIM (17206)

COVERING LETTER TO SALE NOTICE

Ref: CNRB/17206/E-AUCTION/2026-27

Date:20/07/2026

To,

Mr. SUSHANT RAMA ADELKAR (Borrower)
H NO 252 GUIRIM SORVEM BARDEZ
MAPUSA GOA 403507

Mr. SUSHANT RAMA ADELKAR (Borrower)
OFFICE NO 17, 5TH FLOOR
BUILDMORE BUSINESS PARK
MAPUSA BARDEZ GOA 403507

Dear Sir/Madam,

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, **Mapusa Khorlim (17206)** Branch, Goa 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 our **Mapusa Khorlim** Branch of 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,
केनरा बैंक
For Canara Bank

प्रधिकृत अधिकारी / Authorised Officer
क्षेत्रीय कार्यालय, पणजी-गोवा
Regional Office, Panaji Goa
Authorized Officer,
Canara Bank
ENCLOSURE - SALE NOTICE

Ref: CNRB/17206/E-AUCTION/2026-27

Date: 20-07-2026

SALE NOTICE

E-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/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, **MAPUSA KHORLIM** Branch
2. **Name and Address of the Borrower(s)/Guarantor(s):**

Mr. SUSHANT RAMA ADELKAR (Borrower) H NO 252 GUIRIM SORVEM BARDEZ MAPUSA GOA 403507	Mr. SUSHANT RAMA ADELKAR (Borrower) OFFICE NO 17, 5TH FLOOR BUILDMORE BUSINESS PARK MAPUSA BARDEZ GOA 403507
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3. **Total liabilities as on 17/07/2026: Rs. 3,77,778.83 (Rupees Three Lakhs Seventy-Seven Thousand Seven Hundred Seventy-Eight and Paise Eighty-Three Only)** plus further interest, charges/claim and other expenses if any.

4. (a) **Mode of Auction: E-Auction** (Online)
(b) **Details of Auction service provider:** M/s PSB Alliance (Baanknet),
Contact No 8291220220
Emailid: support.BAANKNET@psballiance.com
(c) **Date & Time of Auction: Date: 24/08/2026 Time: 02.30 PM to 03.30 PM** (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
(d) **Place of Auction: Online** <https://baanknet.com/>





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5. Details of the Property/ies and Reserve Price:

Lot No.	Details and full description of the immovable property with known encumbrances, if any	Time	Reserve Price	EMD Amount
1.	Schedule I : All that immovable property admeasuring 7758 sq. mts known as "CORPOTEM" under Chalta No. 5, Sub Division No 1 of P T Sheet 144 of City Survey Mapusa situated within the limits of Mapusa Municipal Council, Taluka and Registration Sub District of Bardez, District of North Goa. The entire property under Chalta no 5, Sub Division No 1 of PT Sheet 144 of City Survey Mapusa originally admeasured 8890 sq mts out of which an area of 1132 sq mts was acquired by the Government of Goa (under land acquisition reference no 10/476/2002/LAO/PWD for the construction of parallel by pass from Khorlim to Sim joining Mapusa-Assagao road). The said property bears Cadastral No 423 and is described in the Land Registration Office under no 1520 of Book B-10(Old) at page 556 and enrolled in the Taluka Revenue Office under Matriz no 139 and 141 of the second circumscription of Mapusa. The said entire property is bounded as under: North: By coconut grove of Comunidade of Corlim South: By property of Pascoal D'souza East: By Nalla West: By Nalla The area of 7758 sq mts is divided into two parts PLOT A: The Northern part admeasures 1300 sq mts and is bounded as under: North: By coconut grove of Comunidade of Corlim South: By Corlim bypass road beyond which lies the remaining part of the same whole property East: By Nalla West: By Nalla PLOT B:	02.30 pm to 03.30 PM	25,11,000.00 (Rs. Twenty-Five Lakhs Eleven Thousand only)	2,51,100.00 (Rs. Two Lakhs Fifty-One Thousand One Hundred only)



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The Southern part admeasures 6458 sq mts and is bounded as under: North: By Corlim bypass road beyond which lies the remaining part of the same whole property South: By property of Pascoal D'souza East: By Nalla West: By Nalla Schedule II: All that immovable property known as "CORPOTEM" aka "SANTAREM" admeasuring 2958 sq mts. Bearing Chalta No 5 Sub Division 2 of P T Sheet 144 of City Survey Mapusa, Bardez, situated in the Sub District of Bardez, Mapusa, in the District of North Goa, State of Goa and is described in the Land Registry of Bardez under no 27355 of Book 70 at page 127 V and enrolled in the Taluka Revenue Office under Matriz no 140 and is bounded as follows: East: By water drain and band of palm trees West: By drain North: By Survey No 5/1 South: By Survey No 5/3 Schedule III: All that premises identified as OFFICE No 17 on the Fifth Floor in BUILDMORE BUSINESS PARK having a super built-up area of 26.70 sq mts (which includes the incidence of staircase, landings, elevators, lobby, passage and other common areas) along with undivided proportionate share in SAID PROPERTY. CERSAI ID: 400017232622	
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6. Other terms and conditions:

- a) The property/ies will be sold on "AS IS WHERE IS", "AS IS WHAT IS" AND "WHATEVER THERE IS" conditions, including encumbrances if any.
- b) The property/ies will be sold for the price which is more than the Reserve Price.
- c) The property can be inspected, with Prior Appointment with Authorised Officer, on any working days during office hours from 11.00 am to 5.00 pm .
- d) The intending bidders shall deposit Earnest Money Deposit (EMD) of 10% of the Reserve price



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as per **point no. 5** in E Wallet of M/s. PSB Alliance Private Limited (Baanknet.com) 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 **21/08/2026 upto 05:00 PM.**

Bidders shall improve the bidding offer in multiples of **Rs.25,000.00 (Rupees Twenty-Five Thousand Only).**

Auction/bidding shall be only through "**Online Electronic Bidding**" through the website **<https://BAANKNET.COM>** on **24/08/2026** from **02.30 PM to 03.30 PM.**

e) After payment of the EMD amount, the intending Bidders should submit a copy of the following documents/details on or before **21/08/2026 by 5.00 pm** to Canara Bank **Mapusa Khorlim** Branch, by hand or by email, email id **cb17206@canarabank.com**

- i) Demand draft/pay order towards EMD amount. If paid through RTGS/NEFT/ acknowledgement receipt thereof with UTR no.
- ii) Photocopies of PANCARD, ID proof and address proof. However successful bidder would have to produce these documents in original to the Bank at the time of making the payment of balance amount of 25% of bid amount.
- iii) Bidder's name, contact number, address, email id
- iv) Bidder's account details for online refund of EMD.

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 favor 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 favor of Authorized Officer, Canara Bank, **Mapusa Khorlim**, Goa or shall be deposited through RTGS/NEFT/FUND TRANSFER to the Credit of Canara Bank Branch **Mapusa Khorlim** Goa account no. 209272434 IFSC **CNRB0017206.**

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

i. For sale proceeds above Rs 50.00 lacs (Rupees Fifty lakhs) 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.

j) All charges for conveyance, stamp duty/GST and registration TDS, tax, dues of local self, Govt (property tax, water sewage, electricity bills, transfer fees) etc if any due against the property shall be borne by the successful bidder only.

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

l. For further details Branch Manager Canara Bank, **Mapusa Khorlim** branch may be contacted during office hours on any working day, Contact No. **7774060757** e-mail id: **cb17206@canarabank.com** OR the service provider **M/s PSB Alliance (Baanknet).** Contact details: **M/s PSB Alliance (Baanknet) - 8291220220** Email id: **support.Baanknet@psballiance.com**

m. In case there are bidders who do not have access to the internet but are interested in participating the e-



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CONTACT DETAILS: 7774060757 Email id <mailto:cb17206@canarabank.com>

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auction, they can approach Regional office, Panaji or **Mapusa Khorlim** Branch who, as a facilitating centre, shall make necessary arrangements.

SPECIALINSTRUCTION/CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank or 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.

कृते केनरा बैंक
For Canara Bank

Date: 20/07/2026

Place: Mapusa Khorlim

प्रधिकृत अधिकारी / Authorised Officer
क्षेत्रीय कार्यालय, पणजी-गोवा
Regional Office, Panaji Goa
CANARA BANK

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