



(Multi State Scheduled Bank)
THE MAPUSA URBAN CO-OP. BANK OF GOA LTD.,

Regd. Office: 'Nandadeep', Mapusa, Goa.
Phone Nos. 0832 – 2250901/2250902, Fax No.0832 – 2262427
Email: mapusa_urban@yahoo.co.in
Website: www.mapusaurbanbank.com



SALE NOTICE

The Mapusa Urban Co-operative Bank of Goa Ltd., (U/L) invites bids from persons/ companies/ institutions interested in purchasing the following properties on “as is where is basis”:

1. **Plot No.11** admeasuring approximately **316 sq.mts.** along with **multi-storied building** forming the part of the property Lote No.121, situated at Torda, **Alto Porvorim**, in Village Panchayat of Salvador-do-Mundo, Bardez Taluka, North Goa, not described in the Land Registration Office nor registered in the Revenue Office, surveyed under No.**110/0** of Salvador-do-Mundo village, bounded on the East by plot No.12, on the West by plot No.10, on the North by strip of Comunidade land reserved for road after which lies the plot of DurgabaiXetina fenced by rubble stones and on the South by plot No.8.
2. **Plot A** admeasuring approximately **466.87 sq.mts.** along with **bank premises** consisting of ground floor, mezzanine floor having super built up area of **216 sq.mts**, constructed on the property known as “XIR MARPOY” described in the Land Registration Office under No.8215 at page 119 of Book B 21, Survey No.23/19-A of **Sanquelim** village within the area of Sanquelim Municipal Council, Bicholim Taluka, North Goa. Bounded: North: Property of Shubhangi D. Betekar; South: Main road of Bazar; East: Property of RaujiBorkar; West: Commercial complex building of the Vendor.
3. **Plot** admeasuring approximately **1802 sq.mts.** along with **bank premises** admeasuring **163 sq.mts.**, Survey No. 48/1-A situated at **Velguem**, Taluka Bicholim, North Goa. Bounded: East: Remaining area of property bearing Survey No.45; West: Sanquelim-Velguem P.W.D. road; North: Properties bearing Survey No.46/6,1,4; South: Survey No. 45.

Bids should be:

- (a) Sent in sealed envelope (marked BID on the cover);
- (b) Addressed to “The Liquidator, The Mapusa Urban Co-operative Bank of Goa Ltd., (U/L), Head Office, ‘NANDADEEP’, Mapusa, Goa;
- (c) On or before **5 pm on Friday, 21st January, 2022.**
- (d) Bid should be accompanied by a **Demand Draft (DD)** in favour of “The Mapusa Urban Co-operative Bank of Goa Ltd., (Liquidator)” of **two per cent** of the bid amount as **Earnest Money.**

Bids received after the stipulated time and date, and unaccompanied by the Demand Draft of 2% of the bid amount, shall not be entertained.

General Manager or Recovery Officer may be contacted on mobile: **9421157212 or 9850826949** for clarifications and site inspection, if so desired.

The Bank (Liquidator) reserves the right to accept or reject the bids submitted by the parties without assigning any reasons. Bank (Liquidator) may invite the persons offering the bids for inter-se bidding.

Persons interested in offering the bids may inspect the properties by approaching General Manager /Recovery Officer of The Mapusa Urban Co-operative Bank of Goa Ltd., (U/L) on any working days with prior appointment. (**Mob:9421157212/9850826949**).

Other terms and conditions:

(a) The property/ies will be sold in “**AS IS WHERE IS BASIS AT PRESENT**” , “**AS IS WHAT IS BASIS**”, “**WHATEVER THERE IS BASIS**,” and “**NO RECOURSE BASIS**” for and on behalf of the secured creditors viz THE MAPUSA URBAN CO OP BANK OF GOA LTD.,



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(b) The undersigned has the absolute discretion to allow **inter-se-bidding** if deemed necessary which will take place at a place, date and time to be notified in advance to the tenderers.

(c) Property 1 can be inspected on **03/01/2022**; Property 2 can be inspected on **05/01/2022**; and property 3 can be inspected on **07/01/2022**, between 11.00 a. m. to 4.00 p.m. after informing/ contacting the General Manager or Recovery Officer over phone or in person.

(d) The intending bidders shall deposit Earnest Money Deposit (EMD) of **2% (two per cent) of the bid amount** by way of DD favouring "The Mapusa Urban Co-op. Bank of Goa Ltd., (Liquidator)", and the DD may be enclosed in the bid envelope or handed over separately at the time of submission of the bid envelope.

(e) The sale shall be confirmed in favour of the successful bidder.

(f) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid) within 3 working days (excluding bank holidays) from the date of acceptance of tender/bid conveyed to him in writing. In default of payment of 25% of the purchase amount or any part thereof, the EMD shall stand forfeited and the property will be sold to next highest tenderer/bidder or re-advertised at the discretion of the Liquidator.

(g) The balance 75% amount of accepted offer price shall be payable on or before the 30th day of confirmation of sale or such extended period as may be agreed in writing for valid reasons.

(h) In default of payment of balance of 75% of sale price or part thereof within the stipulated period, the earnest money and further eight per cent of the sale price (total ten per cent of sale price) shall be forfeited and balance, if any returned

(i) The property may be sold to next highest tenderers/bidders or re-advertised at the discretion of the Liquidator.

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

(k) The undersigned reserves the right to postpone/cancel or vary the terms and conditions of sale without assigning any reason thereof; however, the principles of natural justice and transparency shall be maintained.

(l) The offers/bidders may remain present at the time of opening of offers, which shall be done at 5 pm on Friday, 21st January, 2022 at the Bank headquarter in Mapusa.

(m) The Secured Assets are being sold free from charges and encumbrances of Secured Creditors only.

Dated: 23.12.2021



Sd/-

Liquidator

The Mapusa Urban Co-op.
Bank of Goa Ltd., (U/L)