



(Multi State Scheduled Bank)

**THE MAPUSA URBAN CO-OP. BANK OF GOA LTD.,  
(UNDER LIQUIDATION)**

Regd. Office: 'Nandadeep', Mapusa, Goa.

Phone Nos. 0832 – 2250901

Email: [mapusa\\_urban@yahoo.co.in](mailto:mapusa_urban@yahoo.co.in)

Website: [www.mapusaurbanbank.com](http://www.mapusaurbanbank.com)



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**AUCTION SALE NOTICE**

The Mapusa Urban Co-operative Bank of Goa Ltd. (U/L), being the secured creditor for the properties (2 shops) described below, invites bids from persons/ companies/ institutions interested in purchasing the following property on “as is where is basis”:

**Details of Properties:**

**Shop Nos. 4 & 5** in building Nos. 1 & 2 having double height and built-up area of approximately **86.00 sq. mts.** (including incidence of staircase) on the ground floor of **MODELS RESIDENCY** constructed in Lot B of a property known as 'Morgado' situated on the St. Inez-Dona Paula Road, **St. Inez, Panaji**, within the area of Panaji Municipal Council. Surveyed in the City Survey of Panaji under Chalta Nos.17 to 35 of PT Sheet No.95).

**Bids should be:**

- (a) Submitted in a sealed envelope.
- (b) Addressed to “The Liquidator, The Mapusa Urban Co-operative Bank of Goa Ltd., (U/L), Head Office, 'NANDADEEP', Mapusa, Goa;
- (c) Submitted by hand or by speed post so as to reach the Bank Head Office on or before **12 pm** on Monday, **7<sup>th</sup> November 2022**.
- (d) Bid should be accompanied by a **Demand Draft (DD)** or **RTGS/NEFT details** in favour of “The Mapusa Urban Co-operative Bank of Goa Ltd., (Liquidator)” of **two per cent (2%)** of the bid amount as **Earnest Money Deposit (EMD)**. Also, the bid should be accompanied by copy of Aadhar Card and PAN card of the bidder compulsorily.

Bids received after the stipulated time and date, and unaccompanied by the **Demand Draft** or **RTGS/NEFT** details of 2% of the bid amount, shall not be entertained.

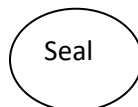
**Other terms and conditions:**

1. The shops are being sold on "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.(U/L)
2. The indicated areas of the shops are approximate and as per records. Bidders are free to inspect and measure the shops before submitting bids if they so wish. No claim for cancellation or modification of the bid will be entertained on the grounds of discrepancy in approximate area mentioned and the actual area.

3. No bid shall be made on a per square meter basis. The bid shall be lumpsum for the entire shop.
4. Upon intimation of acceptance, the successful bidder shall:
  - a) Pay 25% of the approved bid value immediately, not later than 2 bank working days from date of intimation (EMD will be adjusted against this). Failure to pay 25% will result in forfeiture of the EMD.
  - b) Pay the balance 75% within 15 calendar days from date of intimation of acceptance. Failure on the part of the successful bidder to settle the entire amount within 15 days from intimation shall attract a penalty equivalent to 10% of the bid value, which shall be deducted from the amount already paid, and the rest shall be refunded without interest of any kind.
  - c) Pay for Stamp Duty and Registration of Sale Deed Documents, as well as for the processing charges and Advocate's fee.
  - d) Undertake to settle pending arrears of Municipal House Tax, if any.
  - e) Undertake to settle Society's outstanding monthly maintenance charges, if any, and contribute towards Society Sinking Fund of the Complex.
5. Bid of a person or institution who has participated in previous auction proceedings of the bank and are in default in paying their bid amount as on the date prior to the final date for submission of bids, that is as on November, 6<sup>th</sup>, 2022, will be rejected outright, without consideration.
6. The Liquidator reserves the right to accept or reject the bids submitted by the parties without assigning any reasons.
7. The Liquidator 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. (Rules relating to inter se bidding are available on the Bank website).
8. If for any reason the successful bid is cancelled, the Liquidator reserves the right to offer the property to the next highest bidder, provided he is willing match the offer of the highest bidder.

*For any clarifications regarding terms, conditions and procedure, and for fixing up site inspection of the premises, General Manager (Mob: 9421157212) or Recovery Officer (Mob:9850826949) may be contacted on any working day.*

**Dated:** 14.10.2022



**Sd/-**  
**ANTHONY DE SA**  
**Liquidator**  
The Mapusa Urban Co-op.  
Bank of Goa Ltd., (U/L)