



(Multi State Scheduled Bank)
THE MAPUSA URBAN CO-OP. BANK OF GOA LTD.,
Regd. Office: 'Nandadeep', Mapusa, Goa.(UNDER LIQUIDATION)
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) has decided to sell **48 shops** grouped into **13 lots**, on Lower Ground Floor and Upper Ground Floor in the building known as “**ESAR TRADE CENTRE**”, located in **Mapusa city**.

The said building is constructed on plot bearing Survey No. 1/5,6,7,8,9,10,11,12 and 13 and Survey No. 4/1,2,3,4,5,6,7,8,9,10 and 11 of P.T. Sheet Nos.163, P.T. Sheet No.163 of City Survey Mapusa, Goa.

Shops will not be sold individually, but only in Lots.

Bids are invited for each Lot separately.

Bids should be submitted on or before 12 pm on Monday, 18th April, 2022.

The Lot wise description of the shops is as follows:

LOWER GROUND FLOOR – SECTOR A & C			
NAME OF LOT	SHOP NO.	AREA IN SQ.MTS.	TOTAL AREA OF LOT
	2	66.15	
	33	15.55	
	34	15.55	
	(Sector B) - B32	14.72	
LOT A	4 shops		111.97
	36	94.50	
	38	103.67	
	40	43.56	
	16B	56.07	
	17	56.70	
	18	56.70	
LOT B	6 shops		411.2
	19	13.77	
	20	16.06	
	26	22.48	
	25	17.30	
LOT C	4 shops		69.61
	5	21.80	
	6	22.20	
	7	22.48	
	13	24.30	
	9	17.30	
LOT D	5 shops		108.08
	35	133.11	
	37	103.67	
	39	43.56	
	16A	56.06	
	14	56.70	
	15	56.70	
LOT E	6 shops		449.8
	15	14.72	
	16	16.80	



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	13	17.72	
	14	14.72	
LOT F	4 shops		63.96
	11	14.72	
	12	17.72	
	42	37.13	
LOT G	3 shops		69.57
	43	37.13	
	31	14.72	
	32	14.72	
LOT H	3 shops		66.57
	29	16.60	
	30	14.72	
	33	14.72	
	34	12.10	
LOT I	4 shops		58.14
	28	16.60	
	37	12.10	
LOT J	2 shops		28.7

UPPER GROUND FLOOR – SECTORS A & C			
NAME OF LOT	SHOP NO.	AREA IN SQ.MTS.	TOTAL AREA OF LOT
	A12 (Double height)	34.43	
	A23 (Single height)	14.85	
LOT K	2 shops		49.28
	A11 (Double height)	34.43	
	A24 (Single height)	14.85	
LOT L	2 shops		49.28
	C31 (Double height)	94.5	
	C33 (Double height)	103.67	
	C35 (Double height)	43.56	
LOT M	3 shops		241.73

Bids should be:

- Submitted **separately for each Lot**, in a sealed envelope, marked “BID – ESAR – LOT _” (putting the name of the Lot) on the cover;
- Addressed to “The Liquidator, The Mapusa Urban Co-operative Bank of Goa Ltd., (U/L), Head Office, ‘NANDADEEP’, Mapusa, Goa;
- On or before **12 pm on Monday, 18th April, 2022.**
- 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 (2%)** of the bid amount as **Earnest Money Deposit (EMD).**

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



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Other terms and conditions:

1. The shops will be 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.
2. 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 30 calendar days from date of intimation of acceptance. Failure on the part of the successful bidder to settle the entire amount within 30 days from intimation shall attract a penalty equivalent to 10% of the bid value, which shall be deducted from the 25% paid, and the rest shall be refunded without interest of any kind.
 - c) Undertake to settle pending arrears of Municipal House Tax, as indicated.
 - d) Undertake to settle Society's outstanding monthly maintenance charges, and contribute towards Society Sinking Fund of the Complex.
 - e) Pay for Stamp Duty and Registration of Sale Deed Documents, as well as for the processing charges and Advocate's fee.
3. The Liquidator reserves the right to accept or reject the bids submitted by the parties without assigning any reasons.
4. 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: 16.3.2022



ANTHONY DE SA

Liquidator

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