



(Multi State Scheduled Bank)
THE MAPUSA URBAN CO-OP. BANK OF GOA LTD.,
 Regd. Office: 'Nandadeep', Mapusa, Goa.(Under Liquidation)
 Phone Nos. 0832 – 2250901
 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 **30 shops** grouped into **12 lots**, and **26 Individual Shops** on Lower Ground Floor and Second 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.

26 Shops will be sold individually, and 30 shops will be sold only in Lots.
Bids are invited for each Lot or individual shop (if not part of Lot)separately.
Bids should be submitted on or before 12 pm on Tuesday,20thSeptember, 2022.

The Lot wise description of the shops is as follows:

SECOND FLOOR – LOT-WISE & SECTOR-WISE SHOPS					
SR. NO	NAME OF LOT	SECTORWISE SHOP NO.	APPROX. AREA IN SQ.MTS.	MMC HT NO	TOTAL AREA OF LOT
		A18/SF	22.56	13/76/D431	
		A19/SF	21.74	13/76/D430	
		A20/SF	21.74	13/76/D351	
1	LOT - N	2 shops			66.04
		A21/SF	22.56	13/76/D352	
		A22/SF	21.74	13/76/D353	
2	LOT -O	2 shops			44.30
		A23/SF	21.33	13/76/D354	
		A24/SF	17.10	13/76/D355	
		A25/SF	21.33	13/76/D356	
3	LOT -P	3 shops			59.76
		A26/SF	21.74	13/76/D357	
		A27/SF	22.56	13/76/D358	
4	LOT -Q	2 shops			44.30
		A9/SF	29.70	13/76/D344	
		A30/SF	24.60	13/76/D429	
5	LOT -R	2 shops			54.30
		A10/SF	29.70	13/76/D345	
		A31/SF	24.60	13/76/D428	
6	LOT -S	2 shops			54.30
		C4/SF	21.80	13/76/D384	
		C5/SF	14.92	13/76/D385	
7	LOT -T	2 shops			36.72
		B10/SF	29.70	13/76/D425	
		B30/SF	24.60	13/76/D381	
8	LOT -U	2 shops			54.30
		B9/SF	29.70	13/76/D426	
		B31/SF	24.60	13/76/D382	



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9	LOT -V	2 shops			54.30
		B23/SF	21.33	13/76/D424	
		B24/SF	17.10	13/76/D423	
10	LOT -W	2 shops			38.43
		B21/SF	22.56	13/76/D375	
		B22/SF	21.74	13/76/D376	
11	LOT -X	2 shops			44.30

LOWER GROUND FLOOR – LOT-WISE & SECTOR-WISE SHOPS					
	NAME OF LOT	SECTORWISE SHOP NO.	APPROX. AREA IN SQ.MTS.	MMC HT NO	TOTAL AREA OF LOT
		C35/LGF	133.11		
		C37/LGF	103.67		
		C39/LGF	43.56		
		C16A/LGF	56.06		
		C14/LGF	56.70		
		C15/LGF	56.70		
12	LOT-E	6 shops			449.80

SECOND FLOOR – SECTOR WISE SHOPS				
SR. NO	SECTOR WISE SHOP NO.	APPROX. AREA IN SQ.MTS.	MMC HT NO	TOTAL AREA OF SHOP
1	A3/SF	29.43	13/76/D341	29.43
2	A4/SF	27.54	13/76/D342	27.54
3	A5/SF	17.01	13/76/D333	17.01
4	A8/SF	29.43	13/76/D345	29.43
5	A11/SF	29.43	13/76/D346	29.43
6	A12/SF	29.43	13/76/D348	29.43
7	A13/SF	31.79	13/76/D349	31.79
8	A14/SF	31.79	13/76/D350	31.79
9	C1/SF	47.25	13/76/D422	47.25
10	C2/SF	66.15	13/76/D421	66.15
11	C16/SF	24.25	13/76/D403	24.25
12	C17/SF	66.15	13/76/D420	66.15
13	C47/SF	24.60	13/76/NEW	24.60
14	B13/SF	31.79	13/76/D367	31.79



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15	B14/SF	31.79	13/76/D368	31.79
16	B15/SF	29.43	13/76/D369	29.43
17	B16/SF	29.43	13/76/370	29.43
18	B17/SF	20.25	13/76/D371	20.25
19	B18/SF	22.56	13/76/D372	22.56
20	B19/SF	21.74	13/76/D373	21.74
21	B20/SF	21.74	13/76/374	21.74
22	B27/SF	22.56	13/76/D379	22.56
23	B29/SF	21.74	13/76/D380	21.74
24	B4/SF	27.54	13/76/D363	27.54
25	B5/SF	17.01	13/76/D364	17.01
26	B6/SF	27.54	13/76/D427	27.54

Bids should be:

- Submitted **separately for each Lot, or individual shop (if not part of Lot)** in a sealed envelope, marked "BID – ESAR – LOT No ____" (putting the name of the Lot), or Shop no. ____ (putting the number of the Sector and shop number, when not part of a lot) on the cover;
- Addressed to "The Liquidator, The Mapusa Urban Co-operative Bank of Goa Ltd., (U/L), Head Office, 'NANDADEEP', Mapusa, Goa;
- Submitted by hand or by speed post so as to reach the Bank Head Office on or before **12 pm** on Tuesday, **20th September, 2022.**
- 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)" **with Bank Account details 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:

- 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.
- 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.
- No bid shall be made on a per square meter basis. The bid shall be lumpsum for the entire shop or lot as the case may be.
- Upon intimation of acceptance, the successful bidder shall:
 - 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.



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- 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 amount already paid, and the rest shall be refunded without interest of any kind.
 - c) Undertake to settle pending arrears of Municipal House Tax.
 - 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.
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 September, 19th, 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. 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: 22.8.2022



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