



(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) invites bids from persons/ companies/ institutions interested in purchasing the following properties on “**as is where is basis**”:

S. No	Location	Area	Description
1	VASCO-DA-GAMA (1)	187.64 sq. mts. in “Commerce Centre” (near Bus Stand, Railway Station and market area)	Bank premises consisting of Shops No 11, 12 and 13 , forming a single unit, consisting of Ground floor, Mezzanine Floor and Basement in six storied building namely “ Commerce Centre ” standing on the plot of land known as ‘Dando’ constructed on plot bearing surveyed under Chalta No.51, 51A, 51B & 51C of P.T. Sheet No.88 of Vasco-da-Gama , Taluka Murmugao, Goa.
2	VASCO-DA-GAMA (2)	80.94 sq. mts. in “Commerce Centre” (near Bus Stand, Railway Station and market area)	Bank premises consisting of Shops No 14, 15 and 16 , forming a single unit, consisting of Ground floor and Mezzanine Floor in six storied building namely “ Commerce Centre ” standing on the plot of land known as ‘Dando’ constructed on plot bearing surveyed under Chalta No.51, 51A, 51B & 51C of P.T. Sheet No.88 of Vasco-da-Gama , Taluka Murmugao, Goa.
3	PONDA	305 sq. mts. in “Royal Towers”	Bank premises in the building by name ‘ ROYAL TOWERS ’ consisting of Ground Floor, Mezzanine Floor and Basement , constructed in the Plot admeasuring 1551 sq.mts. in the property ‘Pisaibalem Gorbata’ situated within the area of Ponda Municipal Council, Ponda Taluka, surveyed under No.40/2 of Ponda, bounded on East by the public road, on the West by nallah, on the North by Hotel Pearl and Shri Mahadev Saw Mill and on the South by property belonging to Mrs. Surangi Nageshkar.
4	CALANGUTE	140.24 sq. mts. Ground floor	Bank premises on the ground floor of building constructed in the property “ ODLEM BATTA ” or “ TONTEM ” situated at Calangute , bearing Survey No.369/4 within the area of Calangute Grampanchayat, Bardez Taluka, Goa. Village Panchayat of Calangute has allotted 2/300A-04 & 05 as House Number to the said premises, bounded on the East and West by property of Jose Caridade Goes Proenca, and others, on the North by flat of M/s. Richfield Constructions and Real Estate Developers and on the South by the staircase.

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5	REIS MAGOS	130 sq. mts. Ground floor of "Somnath Apartments"	Bank premises (Shop No.G-1) on the Ground Floor in the two storied building namely "SOMNATH APARTMENT" constructed on the property bearing Survey No.87/1-B situated at Reis Magos, Bardez, Goa.
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6	VELGUEM	Plot: 1802 sq. mts. Plus constructed building of 163 sq. mts.	Plot admeasuring approximately 1802sq.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.
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BID CONDITIONS

(1) Bids should be:

- (a) Sent in sealed envelope (marked BID - _____[location of property] 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) Submitted on or before **12 noon** on Friday, **29th April, 2022** at Nandadeep, Bank Head Office in Mapusa, and a receipt obtained for the same.
- (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 (2%)** of the bid amount as **Earnest Money Deposit (EMD)**.

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

(3) The bidders may remain present at the time of opening of offers, if they so wish, which shall be done at **12.15 pm** on **Friday, 29th April, 2022** at the Bank head office in Mapusa.

(4) Other terms and conditions:

1. The properties are being sold on "**AS IS WHERE IS BASIS AT PRESENT**", "**AS IS WHAT IS BASIS**", "**WHATEVER THERE IS BASIS**," and "**NO RECOURSE BASIS**".
2. Upon intimation of acceptance, the successful bidder shall:
 - a) Pay 25% of the approved bid value immediately, not later than **3 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) Pay for Stamp Duty, Registration of Sale Deed and Conveyance Documents, as well as for the processing charges and Advocate's fee.
3. Depending upon bids received, in the interests of securing the best value for the property, the Liquidator has the absolute discretion to allow **inter-se bidding** between the two highest bidders in one or more properties. If deemed necessary, inter se bidding will be fixed at a place, date and time to be notified in advance to the concerned bidders. (The circular on "Inter se Bidding Guidelines" may be perused on the website).
4. The Liquidator reserves the right to accept or reject the bids submitted by the parties without assigning any reasons.
5. If for any reason or default 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.

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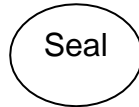
Email: mapusa_urban@yahoo.co.in

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*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: 28.3.2022



(U/L)

ANTHONY DE SA

Liquidator

The Mapusa Urban Co-

op.

Bank of Goa Ltd.,