



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

C/o Regd. Office: 'Nandadeep', Mapusa, Goa.
Phone Nos. 0832 - 2250901

Email: mapusa_urban@yahoo.co.in

Website: www.mapusaubanbank.com



PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES

(In terms of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002)

Pursuant to the possession taken by the Authorised Officer under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for recovery of the secured debts of The Mapusa Urban Co-Op. Bank Of Goa Ltd. mentioned against the respective borrowers and guarantors detailed hereunder and interest thereon from dates mentioned therein and with costs and charges, offers are invited by the undersigned in a sealed cover for purchase of under noted properties on "**AS IS WHERE IS & AS IS WHAT IS BASIS**" as per brief particulars given hereunder:

(Amt. in Rs.)

Sr. No. of Property	NAME & ADDRESS OF THE BORROWER/ GUARANTORS/ MORTGAGORS	Total Liabilities	DESCRIPTION OF THE PROPERTY MORTGAGED	DATE OF PHYSICAL POSSESSION	RESERVE PRICE	EARNEST MONEY DEPOSIT
1	Mr. Paresh Ankush Naik, H.No.1513, Rego Bagh, Alto St. Cruz, Goa.	1,17,28,195/- (as on 31.12.2022 plus further interest from 1/01/2023, expenses and other charges, etc.)	All that property known as 'OALMAR DENOMINADO SALDANHA' known as 'SAO PEDRO', situated at Panelim, Old Goa, within the area of Old Goa, Grampanchayat, Tiswadi Taluka, Ilhas Sub-District of Registration District of Goa, described in the Land Registration Office of Ilhas, under No.64 at page 212 reverse of Book B1 old and registered in the Revenue Office (matriz)	Symbolic possession	Plot 'A' Rs.39,24,000/- Plot 'B' Rs.34,28,000/- Plot 'C' Rs.24,24,000/-	@10% of reserve price, i.e. Rs.3,92,400/- Rs.3,42,800/- Rs.2,42,400/-

			<p>under No.63 and surveyed in the recent survey under No.18/1 of Panelim Village and is bounded on the East by drain and property bearing survey No.19, on the West by property bearing survey No.16 and 17, on the North by public road and on the South by property bearing survey No.19. Out of the above bigger property the separated Plot'A' admeasuring 981 sq.mtrs., Plot 'B' admeasuring 857sq.mtrs. and Plot'C' admeasuring 606 sq.mtrs. which is part and parcel of the bigger property mentioned above.</p>			
2	<p>Mr. Oscar D'souza, r/o. Camarkhajan, Mapusa, Bardez, Goa. (Loanee)</p> <p>Mrs. Ezilda Pinto E Souza, r/o. H.No.59, Camarkhajan, Mapusa, Bardez, Goa. (Mortgagers)</p>	<p>2,99,40,362/- (as on 31.12.2022 plus further interest from 1/01/2023, expenses and other charges, etc.)</p>	<p>All that plot admeasuring 1100 sq. mtrs. which is part and parcel of bigger plot. All that separated property known as "DONA PAULA", OR "ODDAVEL", OR "PALM GROVE</p>	<p>Symbolic possession</p>	<p>Rs.2,21,00,000/ -</p>	<p>@10% of reserve price, i.e. Rs.22,10,000/ -</p>

			<p>PAULA", OR "ODEVELL", which comprises of 5730 sq. mtrs. of hily land and 3830 sq. mtrs. of plain land totally admeasuring 9560 sq. mtrs. at Taleigao, Ilhas Sub District, described in the land registration office of Ilhas Panaji under No. 1684 of Book B-20 old page 48 reverse at page 48 reverse and registered in the revenue Office (Matriz) under No.269 bearing survey Nos.250/21 and 251/24 situated at Taleigao, Tiswadi, Goa. Bigger property is bounded as follows:</p> <p>East: By remaining part of said property.</p> <p>West: By property allotted to Dr. Remigio Pinto.</p> <p>North: By remaining part of said property.</p> <p>South: By approach road and the high Seas.</p>		
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Terms and Conditions:

- (i) The intending bidders should send their bids separately for each property in closed / sealed cover superscribed with "offer from _____ for purchase of the immovable properties, along with earnest money deposit as stated above by way of Demand Draft drawn in favour of The Mapusa Urban Co-Op. Bank Of Goa Ltd.(Liquidator), in the prescribed tender form so as to reach the undersigned on or before **13/04/2023 by 5:00 p.m.** at the Head Office of the Bank at "Nandadeep" Mapusa, Goa-403507. The earnest money deposited shall not carry any interest. The sealed covers will be opened by the Authorised Officer in the presence of available / intending bidders on **15/04/2023 at 12:15 p.m.**
- (ii) The aforesaid property shall not be sold below the reserve price mentioned above. The successful bidder shall be required to deposit 25 % of the bid amount (inclusive of EMD) within 2 bank working days from date of intimation of acceptance of bid in cash or DD/PO drawn as above or within such extended time as permitted by the Authorised Officer and the balance bid amount i.e. 75 % within 15 days of bid opening or within such extended time from the date of confirmation of the sale by the Bank / Authorised Officer. In the event of any default in payment of any of these amounts, or if the sale is not completed by reason of any default on the part of the purchaser, the Bank shall be entitled to forfeit all the monies till then paid by the purchaser and put up the property in question for resale/disposal in its absolute discretion, and the defaulting purchaser shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold.
- (iii) After opening the tenders, the intending bidders may be given an opportunity, at the discretion of the Authorised Officer, to have inter-se bidding among them to enhance the offer price.
- (iv) The successful bidder shall bear all stamp duty, registration fee, for getting sale certificate registered. The Authorised Officer reserves the rights to accept any bid or postpone or cancel the auction or opening of the tenders without assigning any reason and also to modify any terms and conditions of this sale without any prior notice.
- (v) The only encumbrance over the property known to the Bank is mortgaged to the Bank. The Bank will not be held responsible for any charge, lien, encumbrance, property tax, rent or any other dues of the Government or anybody in respect of the property under sale. Statutory dues and any other dues shall be ascertained by the prospective purchaser.
- (vi) The Bank reserves its right to accept or reject any or all the offers without assigning any reason and in case all the offers are rejected, either to hold negotiations with any of the Bidders/Tenderers or sell the property through private negotiations with any of the Bidders/Tenderers or any other party/parties. The Bank's decision in this behalf shall be final.
- (vii) This is also a notice to Borrowers / Guarantors / Mortgagors of the aforesaid loans about holding of the auction sale on above mentioned date if the outstanding dues are not repaid in full by them.
- (viii) The Borrowers, Guarantors or Owner of the property under sale, if they so desire, may remain present at the time of opening of the tenders.
- (ix) For inspection of the properties and more particulars, the undersigned may be contacted during the Office hours on any working day.

Place: Mapusa, Goa.

Date: **09.03.2023**

(Mr. Laxman S. Raut, Authorize Officer under 'SARFAESI')

AUTHORISED OFFICER – (Mob- 9850826949)

