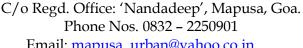
(Multi State Scheduled Bank)

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





Email: mapusa_urban@yahoo.co.in
Website: www.mapusaubanbank.com

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY

(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.	NAME & ADDRESS	Total Liabilities	DESCRIPTION	DATE OF	RESERVE	EARNEST
No.	OF THE		OF THE	PHYSICAL	PRICE	MONEY
	BORROWER/		PROPERTY	POSSESSION		DEPOSIT
	GUARANTORS/MOR		MORTGAGED			
	TGAGORS					
1	Mr. Shrikant S.	34,66,12,069/-	All THAT Shop	18.09.2014	2,60,00,000/-	@10% of
	Gowda,	(as on	Nos. 4 & 5 in		(Rupees Two	reserve
	r/o. Model Complex,	30.11.2022	building Nos. 1		crore sixty	price, i.e.
	Flat No.3, Bldg.,	plus further	& 2 having a		lakhs).	26,00,000/-
	No.5, Taleigao, Goa.	interest from	build up area of			
		01/12/2022,	86 sq. mts.			
2	Smt. Manisha	expenses	(including			
	Shrikant Gowda,	and other	incidence of			
	r/o. Model Complex,	charges, etc.)	staircase) on the			
	Flat No.3, Bldg.,		ground floor of			
	No.5, Taleigao, Goa.		the said building			
			"MODELS			
3	Mr. Kambantavida		RESIDENCY"			
	Abdullah alias K.		constructed in			
	Abdullah,		Lote B of a			
	r/o. Fontinhas,		property known			
	Panaji, Goa.		as 'MORGADO'			
	•		situated at St.			
			Inez, Panaji,			
			within the area			
			of Panaji			
			Municipal			
			Council, Tiswadi			
			Taluka, Ilhas Sub			
			District of			
			Registration			
			District of North			
			Goa, described			
			in the Land			
			Registration			

Office of Ilhas under No.19882 of Book B 53 New, registered in the Taluka Revenue Office of Tiswadi under Matriz Nos. 159 and 161 and surveyed in the City Survey of Panaji under Chalta Nos.17 to 35 of PT Sheet No.95 and bounded on the East by the Panaji Dona Paula Road going through St. Inez, on the West by the property belonging to Francisco Xavier Maximiano	
Soares and his	
wife and on the	
South by	
property of	
Antonio Caetano	
Jose Lobo and	
Madeva Sinai	
Bobo e Caculo.	

Terms and Conditions:

- (i) The intending bidders should send their bid in closed / sealed cover superscribed with "offer from ______ for purchase of the immovable property two shops at St. Inez", 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 03.01.2023 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 04.01.2023 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 themselves 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. (Mr. Laxman S. Raut, Authorize Officer under 'SARFAESI')
Date: 29.11.2022 AUTHORISED OFFICER