



(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](mailto:mapusa_urban@yahoo.co.in)  
Website: [www.mapusaurbanbank.com](http://www.mapusaurbanbank.com)



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### SALE NOTICE

The Mapusa Urban Co-operative Bank of Goa Ltd., (U/L) has decided to sell **22 shops** grouped into **10 lots**, and **14 Individual Shops** on 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.

**14 Shops will be sold individually, and 22 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, 6<sup>th</sup> December, 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	
<b>1</b>	<b>LOT - N</b>	<b>3 shops</b>			<b>66.04</b>
		A21/SF	22.56	13/76/D352	
		A22/SF	21.74	13/76/D353	
<b>2</b>	<b>LOT - O</b>	<b>2 shops</b>			<b>44.30</b>
		A23/SF	21.33	13/76/D354	
		A24/SF	17.10	13/76/D355	
		A25/SF	21.33	13/76/D356	
<b>3</b>	<b>LOT - P</b>	<b>3 shops</b>			<b>59.76</b>
		A26/SF	21.74	13/76/D357	
		A27/SF	22.56	13/76/D358	
<b>4</b>	<b>LOT - Q</b>	<b>2 shops</b>			<b>44.30</b>
		A9/SF	29.70	13/76/D344	
		A30/SF	24.60	13/76/D429	
<b>5</b>	<b>LOT - R</b>	<b>2 shops</b>			<b>54.30</b>
		A10/SF	29.70	13/76/D345	
		A31/SF	24.60	13/76/D428	
<b>6</b>	<b>LOT - S</b>	<b>2 shops</b>			<b>54.30</b>
		B10/SF	29.70	13/76/D425	
		B30/SF	24.60	13/76/D381	
<b>7</b>	<b>LOT - U</b>	<b>2 shops</b>			<b>54.30</b>
		B9/SF	29.70	13/76/D426	
		B31/SF	24.60	13/76/D382	
<b>8</b>	<b>LOT - V</b>	<b>2 shops</b>			<b>54.30</b>



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

<b>SECOND FLOOR – SECTOR WISE SHOPS</b>				
<b>SR. NO</b>	<b>SECTOR WISE SHOP NO.</b>	<b>APPROX. AREA IN SQ.MTS.</b>	<b>MMC HT NO</b>	<b>TOTAL AREA OF SHOP</b>
1	A3/SF	29.43	13/76/D341	29.43
2	A12/SF	29.43	13/76/D348	29.43
3	A13/SF	31.79	13/76/D349	31.79
4	A14/SF	31.79	13/76/D350	31.79
5	B16/SF	29.43	13/76/370	29.43
6	B17/SF	20.25	13/76/D371	20.25
7	B18/SF	22.56	13/76/D372	22.56
8	B19/SF	21.74	13/76/D373	21.74
9	B20/SF	21.74	13/76/374	21.74
10	B27/SF	22.56	13/76/D379	22.56
11	B29/SF	21.74	13/76/D380	21.74
12	B4/SF	27.54	13/76/D363	27.54
13	B5/SF	17.01	13/76/D364	17.01
14	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, **6<sup>th</sup>December, 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)” of **two per cent (2%)** of the bid amount as **Earnest Money Deposit (EMD)**. **RTGS/NEFT should be credited to Liquidators account with State Bank of India Account No. 39449963203, Treasury Branch, Panaji, IFSC Code: SBIN0008851, MICR Code: 403002002.**



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(2) Bids received after the stipulated time and date, or unaccompanied by the Demand Draft or RTGS/NEFT of 2% of the bid amount, shall not be entertained. Also, bid should be accompanied by copy of Aadhaar Card and PAN card of the bidder compulsorily.

(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 Tuesday, 6<sup>th</sup> December, 2022** at the Bank head office in Mapusa.

**(4) 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., (U/L)
2. 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.
3. 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.
4. If any bidder wants to withdraw his bid offer then it should be before opening of offers otherwise it will result in forfeiture of the EMD.
5. 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 **21** calendar days from date of intimation of acceptance. Failure on the part of the successful bidder to settle the entire amount within 21 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.
6. 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, or are loanee defaulters, as on the date prior to the final date for submission of bids, that is as on **December, 5<sup>th</sup>, 2022**, and any person who has given false information to the Bank in past auctions, will be rejected outright, without consideration.
7. The Liquidator reserves the right to accept or reject the bids submitted by the parties without assigning any reasons.
8. 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.*



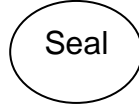
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**Dated:** 18.11.2022



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