



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

Regd. Office: 'Nandadeep', Mapusa, Goa.

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

S. No	Location	Approximate Area	Description
1	VELGUEM	(B) Plot 'B' admeasuring 453.44 Sq.mtrs., (C)Plot 'C' admeasuring 453.44 Sq.mtrs.	Two plots out of the bigger property, 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.
2	QUEPEM	112 Sq.mtrs. First Floor, Building “SAI KRIPA” (Bank Branch premises)	Bank premises bearing No.6/119/1 consisting of First Floor of the building namely “SAI KRIPA” admeasuring 112 sq.mts , super built-up area, constructed on the property known as ‘DESAIM BHAT’ bearing Survey No.152/1 situated at Quepem , District South Goa.

The Mapusa Urban Co-operative Bank of Goa Ltd., (U/L) has decided to sell **5 shops** grouped into **1 Lot of 3 shops**, and **2 Individual Shops** 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.

2 Shops will be sold individually, and 3 shops will be sold only in Lot.

Bids are invited for each Lot or individual shop (if not part of Lot) separately.

The 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	3 shops			66.04

INDIVIDUAL SHOP:

SR.NO	SECTOR/SHOP NO.	APPROX AREA IN SQ.MTS.		
1	C/47/SF	24.60	13/76/NEW	24.60
2	C/10/LGF	21.80	13/76/D308	21.80

BID CONDITIONS

(1) Bids should be:



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- (a) Sent in sealed envelope separately for each properties i.e. **Velguem 'B', Velguem 'C', Quepem and Lot/Individual Shops at ESAR TRADE CENTRE, Mapusa** (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 Wednesday, 11thOctober, 2023** at Nandadeep, Bank Head Office in Mapusa, and a receipt obtained for the same.
- (d) 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 Liquidator's account with State Bank of India Account No. 39449963203, Treasury Branch, Panaji, IFSC Code: SBIN0008851, MICR Code: 403002002** before **12 noon on Wednesday, 11thOctober, 2023**.

(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 Wednesday, 11thOctober, 2023** 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**" for and on behalf of the secured creditors viz. THE MAPUSA URBAN CO-OPERATIVE BANK OF GOA LTD., (Under Liquidation).
2. The indicated areas of the properties are approximate and as per records, subject to verification and measurement on site. **Bidders are compulsorily instructed to inspect physically the properties before submitting bids.** 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 lump sum for the entire property.
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 **15 calendar days** from date of intimation of acceptance. Failure on the part of the successful bidder to settle the entire amount within 15 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.
 - d) Undertake to settle pending arrears of Municipal House Tax, if any.
 - e) Undertake to settle Society's outstanding monthly maintenance charges, if any, and contribute towards Society Sinking Fund of the Complex.
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 date for submission of bids, that is as on **10thOctober, 2023**, and any



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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. 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. (Rules relating to "Inter se Bidding Guidelines" may be perused on the Bank website).
9. 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.
10. After issuing acceptance letter to the successful bidder, the bidder should deposit whole bid amount within the stipulated period (15 days) allotted to him. In case, for very special reasons, this period is extended at the request of the allottee, then it will be subject to payment of penal interest @ **12%** p.a. (1% of outstanding amount per month).

*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.*

Sd/-

ANTHONY DE SA

Liquidator

Seal

Mapusa Urban Co-op. Bank of Goa Ltd., (U/L)

Dated: 16/09/2023