

(Multi State Scheduled Bank)

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



Regd. Office: 'Somnath Apartment',
Near V.M. Parulekar H.S. School of Arts & Com.,
Tuanto Vaddo, Verem, Reis Magos, Bardez, Goa. 403114
Phone Nos. 0832 - 2250901/2262577
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 property on "as is where is basis":

S. No	Location	Approximate Area	Description
1	PANAJI	Ground Floor 240 sq.mts Mezzanine Floor 80 sq.mts. Basement 40 sq.mts. Additional area of 20 sq. mts on the Ground Floor and 20 sq. mts. on the Mezzanine level of Building No. A Total area 400 sq. mts.	Bank premises in the building by name 'AKASH BHAVAN' consisting of Ground Floor, Mezzanine Floor and Basement, constructed in the Plot admeasuring 1854 sq.mts. in the property 'ADICAO DO PALMAR DENOMINA DO JAPAO' situated at Heliodoro Salgado ROAD, Panaji, Taluka and Sub District of Tiswadi, District North Goa, described in the Land Registration Office of Panaji under No. 20883 folio 185 (old) or 770 (New), 816 (old) or 771 (New), and 1134 (Old) or 1050 and 1173 (New) and Chalta Nos. 13 and 14 of P.T. Sheet No.62 of Panaji City survey and bounded as on North by the property of late Loximona Naique Bhatkar; on the South by the property of Shri Manjunath Salgaonkar; on the East by Heliodoro Salgado road and building constructed on Plot B; and on West by the properties of late Shri. Jairam Agni and Duclo Bhobo and Smt. Melita Lobo.

BID CONDITIONS

(1) Bids should be:

- Sent in sealed envelope (marked BID - _____ on the cover);
- Addressed to "The Liquidator, The Mapusa Urban Co-operative Bank of Goa Ltd., (U/L), 'Somnath Apartments', Near V.M. Parulekar H. S. School of Arts & Commerce, Tuanto Vaddo, Verem, Reis Magos, Bardez, Goa. PIN Code No: 403 114.
- Submitted on or before **12 noon** on Thursday, **5th November, 2026** at Bank Office in Verem, Reis Magos, Bardez, Goa, and a receipt obtained for the same.
- 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.**

(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 Thursday **5th November, 2026** at the Bank office in Verem, Reis Magos, Bardez, Goa.

(4) Other terms and conditions:

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).

- The indicated areas of the shops are approximate and as per records. Bidders are free to inspect and measure the premises 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.



2. No bid shall be made on a per square meter basis. The bid shall be lump sum for the entire premises.
3. 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.
4. 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 Society's monthly maintenance charges, and contribute towards Society Sinking Fund of the Complex.
5. 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 on or before **12 noon** on Thursday, **5th November, 2026**, and any person who has given false information to the Bank in past auctions, will be rejected outright, without consideration.
6. The Liquidator reserves the right to accept or reject the bids submitted by the parties without assigning any reasons.
7. 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. 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).
8. 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.

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: 17.10.2026

Seal

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