



Tender Notice For Sale Of Immovable/Movable Property

(Tender Sale Notice for sale of Immovable/Movable properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 6 (2) for Movables & proviso to rule 8 (6) & 9(1) for Immovables of the Security Interest (Enforcement) Rules, 2002).

Notice is hereby given to the public in general and in particular to the borrower(s), mortgagor(s) and guarantor(s) that the below described immovable properties mortgaged/charged to the secured creditor, physical possession of which has been taken by the Authorized Officer of **The Goa Urban Co-operative Bank Ltd.**, will be sold on **"As is where is", "As is what is" and "Whatever there is" basis** on (as per particulars given hereunder) for recovery of Rs.(as per particulars given hereunder) due to **The Goa Urban Co-operative Bank Ltd.** from below mentioned borrowers, mortgagor(s) & guarantors. The reserve price, earnest money deposit and description of the property is as per brief particulars given hereunder:

SR. NO.	NAME & ADDRESS OF THE BORROWER/ GUARANTORS/MORTGAGORS	AMOUNT OUTSTANDING	DESCRIPTION OF THE PROPERTY MORTGAGED/CHARGED	DATE OF PHYSICAL POSSESSION	RESERVE PRICE & EARNEST MONEY DEPOSIT	AUCTION DATE & TIME
1)	<p>(i) M/s Narcinva Damodar Naik, (Borrower/Mortgagor) and Mr. Narcinva D. Naik, (Guarantor/Mortgagor) Mrs. Laxmibai Narcinva Naik. (Guarantor/Mortgagor)</p> <p>(ii) M/s Saaket Builders & Developers (Borrower) and Mr. Narcinva D. Naik, (Guarantor/Mortgagor) Mrs. Laxmibai Narcinva Naik, (Guarantor/Mortgagor) M/s Narcinva Damodar Naik (Guarantor/Mortgagor)</p> <p>(iii) M/s Naik Auto Industries Korporation (Borrower/Mortgagor) and Mr. Narcinva D. Naik, (Guarantor/Mortgagor) M/s Narcinva Damodar Naik (Guarantor/Mortgagor)</p>	<p>Present balance outstanding Rs.34,39,26,413=85 as on 30/11/2024 plus further interest expenses, other charges, etc. from 01/12/2024</p>	<p>All the land denominated "FONDGALLI" or "FONDGALI" situated in the village of Verna, within the village panchayat of Nagoa - Verna, Taluka and Sub-District of Salcete, District of South Goa, being the land not described in the Land Registration office, not enrolled for the purpose of Matriz Records, but surveyed for the purpose of Record of Rights under sub-divisions 1 to 65 of Survey No. 30 and now surveyed under survey no. 30/1 of Verna village Salcete taluka and bounded on the East: By land of Comunidade of Verna (Survey No. 31); West: By Comunidade of Nagoa or may be village boundary of Village Nagoa; North: By property of Comunidade of Verna, now falling in the village of Nagoa or maybe the village boundary of village Nagoa and; South: By property of Comunidade of Verna, bearing Survey No. 31. The approximate area of this land is 30,000 sq. mtrs.</p>	04/03/2021	<p>Rs.15,00,00,000/- (EARNEST MONEY DEPOSIT @10% i.e. Rs.1,50,00,000/-)</p>	21/01/2025 at 11 a.m
2)	<p>i) M/s Manibhadre Plasto Tech Pvt. Ltd., (Borrower/Mortgagor) Mr. Dilipkumar Ranawat (Guarantor/Mortgagor) Mrs. Lata Ranawat (Guarantor/Mortgagor) Mr. Jagdish Kumar Jain (Guarantor)</p>	<p>Present balance outstanding Rs.43,05,48,087=17 as on 30/11/2024 plus further interest expenses, other charges, etc. from 01/12/2024</p>	<p>Leasehold rights of all that plot of land no.9 (or S-9) admeasuring 600 sq mts along with construction thereon and plant & Machinery lying in the said plot at Verna Industrial Estate, Phase I, bearing Cadastral/Lote/Survey no. 30 of Nagoa, Salcete, Mormugao, South Goa.</p>	02/07/2019	<p>Rs.1,80,00,000/- (EARNEST MONEY DEPOSIT @10% i.e. Rs.18,00,000/-)</p>	21/01/2025 at 12 p.m
3)	<p>Mr. Shaitan Singh Rathod (Borrower/Mortgagor), and Mrs. Sarup S.S Rathod Kanwar (Guarantor/Mortgagor)</p>	<p>Present balance outstanding Rs.18,46,406=46 as on 30/11/2024 plus further interest expenses, other charges, etc. from 01/12/2024</p>	<p>ALL THAT office premises bearing No. 49 and recently registered with the Corporation of the City of Panaji under House No. 12/84/20 admeasuring 27 square metres, located on the third floor of the building VIJAYA APARTMENTS together with undivided share of 276.96th part in the property situated within the limits of the Corporation of the City of Panajialong the 18th June Road, Panaji, Tiswadi Taluka, sub-District of Ilhas, in the State of Goa.</p>	20/12/2022	<p>Rs.21,50,000/- (EARNEST MONEY DEPOSIT @10% i.e. Rs.2,15,000/-)</p>	21/01/2025 at 01 p.m

Terms & Conditions: (i) The intending bidders should send their bids separately for each property in closed/sealed cover along with the earnest money deposit/proof of payment of earnest money deposited as stated above and letter of participation in the bid. Such bid shall be submitted/sent so as to reach the undersigned **on or before 20/01/2025 by 5.00 P.M.** The said deposit shall be adjusted in the case of successful bidder, otherwise refunded on the same day or later on as decided by the Authorised Officer. The earnest money deposited will not carry any interest.

(ii) Intending bidders are required to deposit the earnest money deposit stated above by way of DD drawn in favour of The Goa Urban Co-operative Bank Ltd. at Panaji, Goa or by Cash or by NEFT as per the details given:- (Name of the bank: HDFC Bank, Panaji Branch, Name of beneficiary: The Goa Urban Co-operative Bank Ltd., A/c No.: 00590380000172, Type of A/c: Current A/c, IFSC Code: HDFC0000059)

(iii) The sealed covers will be opened by the Authorised Officer at Head Office, Dr. A. B. Road, Panaji-Goa in the presence of available/intending bidders on the date and time above mentioned.

(iv) The aforesaid properties shall not be sold below the reserve price mentioned above. The successful bidder shall be required to deposit 25 per cent of the bid amount (inclusive of EMD) on the same day i.e. on 21/01/2025 or on 22/01/2025, in Cash, NEFT or DD drawn as above and the balance bid amount, i.e., 75 per cent within 15 days or within the extended time from the date of confirmation of the sale by the Secured creditor/Authorised Officer. In case of default, all amounts deposited till then shall be forfeited including earnest money.

(v) For inspection of the above properties, kindly contact The Chief Officer-Recovery (0832-2435818/9579488250/9325538946) during office hours on any working day.

(vi) 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.

(vii) The highest bid will be subject to approval of the secured creditor/Authorised Officer.

(viii) The successful bidder shall bear all Stamp Duty, Registration Fee, Incidental expenses, etc., for getting the sale certificate registered. The Authorised Officer reserves the right to accept or reject 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.

(ix) The only encumbrance over the property known to the Bank is the mortgage 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 any body in respect of property under sale. Statutory dues and other dues shall be ascertained by the prospective purchaser. The Plot at serial no 2 was leased to the Borrower by Goa Industrial Development Corporation who, vide their NOC dated 16/04/1999 have given No objection to the Bank for taking first charge over the lease hold rights of the said plot.

(x) This is also a statutory 15 days notice to Borrowers/Guarantors/Mortgagors of the aforesaid loans, about holding of auction sale on above mentioned date.

(xi) The borrowers, mortgagors, guarantors or owner of the property under sale, if they so desire, may remain present at the time of opening of the tenders.