

THE GOA STATE CO-OP. BANK LTD.
Head Office: Sahakar Sankul, Patto Panaji Goa. Ph. 2437641/88/53

PUBLIC NOTICE FOR SALE OF PROPERTY
(In terms of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act 2002)

The following borrowers have failed to repay the amount, mentioned in the respective column. Notice is hereby given to the following borrowers and the public in general that Authorized Officer has taken actual possession of the mortgaged property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with relevant rules of the said rules on the date mentioned below in the table.

OFFERS are invited by the undersigned in sealed cover for purchase of undernoted property on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" as per brief particulars given hereunder.

Sr. No	Name of the Branch	Name of Borrowers / Guarantors	Amount Outstanding	Brief Description of the Property	Reserve Price/ EMD	Date/ Time Of Auction
1.	The Goa State Co-op. Bank Ltd. , Margao Branch	Mr. Rajan Nagesh Lotlikar & Mrs. Pratibha Rajan Lotlikar and Sureties Ms Reema Rajan Lotlikar and Mr. Yogesh Pandurang Alve	Rs.19,60,70,749/- as on 26/12/2022 plus further interest, expenses & other charges etc.	<p><u>SCHEDULE I</u></p> <p>All that land known as "TERRENO BICARBATA" also known as "BICARBATTA" alias "DATA" also known in survey records as "BHICAR BHAT" and "GOT BOMBADO RAIM", situated at Usgao Village of Ponda Taluka, Sub District and district of North Goa, State of Goa, within the Jurisdiction of the village Panchayat of Usgao, which is described in the land registration office of Bicholim Taluka under No. 12907 at page 102 of book B-33, New and enrolled in the Land revenue office under Matriz No. 52 (part) and is surveyed under survey No. 274/2 and 266/1 (part) of Usgao village and bounded as under:</p> <p>On The East : by the property of Comunidade;</p> <p>On The West : by the valley and property of the Comunidade;</p> <p>On The North : by the property of Comunidade; and;</p> <p>On The South : by the valley and property of Vincent Joao Figueredo;</p> <p><u>SCHEDULE II (mortgaged property)</u></p> <p>All that part of the property fully described in schedule I above which is surveyed under No. 274/2 of Usgao Village and admeasuring 38775 sq. mts. and is bounded as under:</p> <p>On The East : by survey No. 266/1;</p> <p>On The West : by survey No. 271;</p> <p>On The North : by the property of the Comunidade and the Nallah;</p> <p>On The South : by survey No. 272 and 273;</p> <p><u>SCHEDULE III (Mortgaged Property)</u></p> <p>All that plot of the property fully described in schedule I above, which is admeasuring 1442.80 sq. mts. And surveyed under survey No. 266/1 of Usgao Village and said plot is bounded as under:</p> <p>On The East : by road and the Nallah;</p> <p>On The West : by survey No. 274/2;</p> <p>On The North : by the Nallah;</p> <p>On The South : by the road;</p>	Rs. 21,46,60,000/-	07/02/2023 From 11:30a.m. to 12:15 p.m.

NB.I. To the best of knowledge and information of the Bank, there are no other encumbrances, statutory dues like other dues etc. be ascertained by the Prospective purchaser(s)/Tenderer(s) in their own interest.

II. The particulars in respect of the assets specified hereinabove have been stated to the best of the information of the undersigned, who however shall not be responsible for error, misstatement or commission in the said particulars. The Purchaser(s)/Tenderers(s) are therefore, requested to check up in their own interest these and other details before submitting the tenders.

TERMS & CONDITIONS:

1. All the intending bidders should send their bids in closed/sealed cover superscribed as Bid/Tender along with an EMD @ 10% of reserve price (refundable without any interest to unsuccessful bidders) only by way of Demand Draft / Pay order issued in favour of The Goa State Co-op. Bank Ltd., payable at Panaji so as to reach our office on or before 06/02/2023 by 5:00 p.m.
2. The sealed covers will be opened by the Authorised Officer at The Goa State Co-op. Bank Ltd., H.O., Panaji Goa in the presence of available/intending bidders on 07/02/2023 at 11.30 a.m.
3. The aforesaid property shall not be sold below the reserve price mentioned above. 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.
4. The successful bidder should deposit 25% of the bid amount (inclusive of EMD) on the same day of the sale or within such extended time as permitted by the Authorised Officer, in cash or DD drawn as above and the balance bid amount i.e. 75% 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.
5. Inspection of the aforesaid property can be permitted on request of the bidder upto 04/02/2023 between 10:00a.m. to 5:00p.m.
6. 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 them to enhance the offer price. The minimum enhancement offers shall be Rs. 5,000/-
7. The highest bid will be subject to approval of the Secured creditor / Authorised Officer.
8. Property will be sold on "As is where is basis" and "As is what is basis" alongwith other/ liabilities if any.
9. The Bank / Authorised Officer reserves the right to accept or reject any or all offers without assigning any reason. In case all offers are rejected, the Authorised Officer reserves the right to either call for open bid or negotiate with any of the buyers present.
10. All expenses to be borne by the terms & conditions of this sale without any prior notice.
11. The borrowers/Guarantors shall treat this notice as 30 days notice.

Date: 26/12/2022
Place: Panaji Goa.

Seal

Sd/-
Authorised Officer
The Goa State Co-op. Bank Ltd